



9 Kennedy Avenue, Hoddesdon, EN11 8NN
Offers In Excess Of £450,000



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This well maintained three bedroom end of terraced family home must be viewed ASAP. Just a short walk from Hoddesdon town centre this extended property comprises of a welcoming hallway moving into a cosy lounge, kitchen diner which is great for entertainment, sperate utility room and downstairs WC. Upstairs has a fantastic bathroom with separate bath and wet room style shower, two double bedrooms and one single. Externally there is side and rear access, a shed with power and lighting and off street parking at the front for two cars. The rear garden is south facing and low maintenance with a good mix of lawn and patio area.

This property is approximately one mile from Rye House and Broxbourne train stations, close to a host of shops and amenities and surrounded by numerous schooling options.

Lanes Estate agents strongly suggest a viewing at your earliest opportunity.



Hallway 11'1 x 7'6 (3.38m x 2.29m)

Lounge 17'3 max x 14'5 (5.26m max x 4.39m)

Kitchen / Diner 17'3 x 12'9 (5.26m x 3.89m)

Utility Room 13'5 x 3'8 (4.09m x 1.12m)

Bedroom One 13'6 x 8'3 (4.11m x 2.51m)

Bedroom Two 11'3 x 7'7 (3.43m x 2.31m)

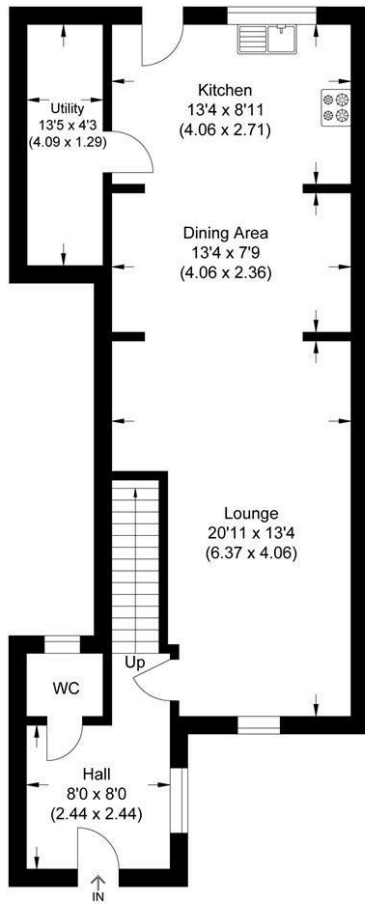
Bedroom Three 8'2 x 6'2 (2.49m x 1.88m)

Rear Garden 70ft approximately (21.34mft approximately)

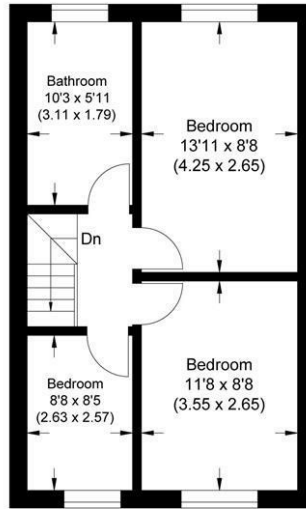




Approximate Gross Internal Area
97.92 sq m / 1054.0 sq ft

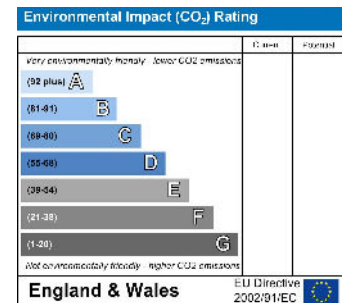
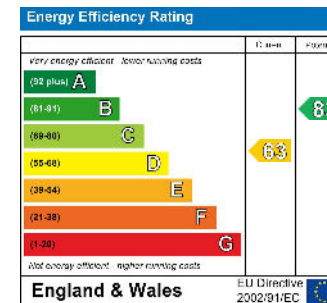
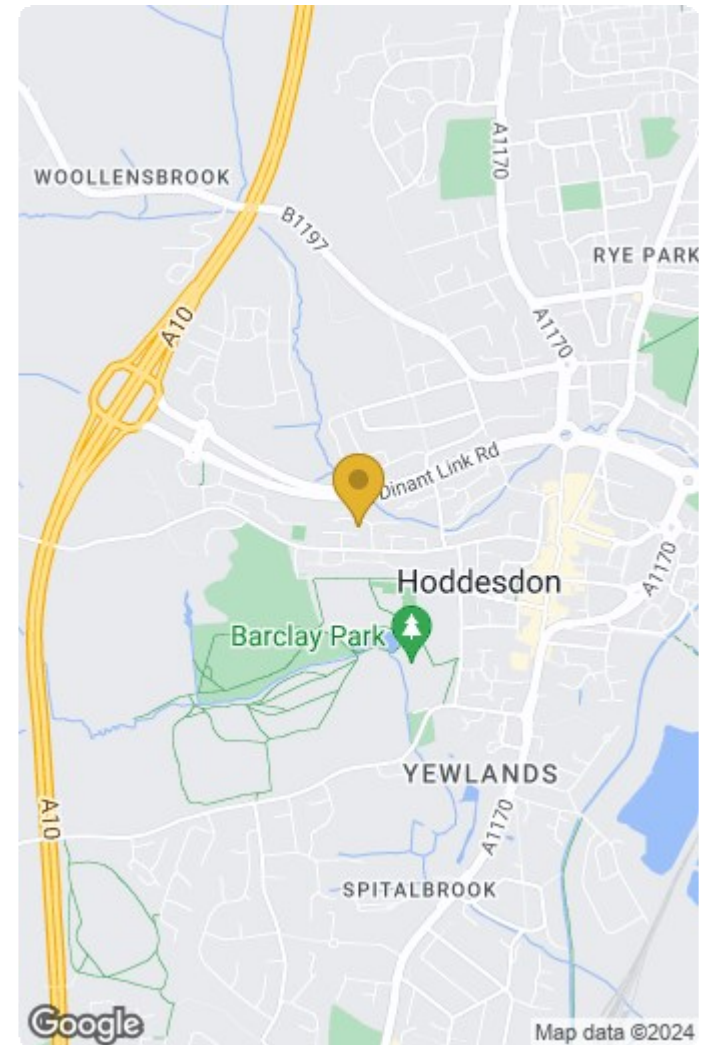


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.