

Lanes

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56 Rye Road, Huddesdon, EN11 0HP

Offers In The Region Of £535,000

****OFFERED CHAIN FREE**** A beautifully presented, extended three bedroom end-of-terrace Victorian home, thoughtfully improved by the current owner over the years. One of the key highlights is the spacious loft conversion, adding valuable extra living space.

The property welcomes you with a bright and inviting entrance hall that flows into a generous bay-fronted lounge and dining area perfect for entertaining or relaxing. At the rear, you'll find a well-designed kitchen with double doors opening onto the garden, creating a seamless connection between indoor and outdoor living.

Set over two upper floors, the first offers two good-sized double bedrooms and a large family bathroom, complete with both a bath and a separate walk-in shower. The top floor has been transformed into a stunning principal bedroom suite, featuring its own private bathroom again with separate bath and shower along with cleverly integrated eaves storage, a theme thoughtfully echoed throughout the home.



Entrance Hall

15'4 x 2'6 (4.67m x 0.76m)

Lounge Diner

23'8 to bay x 10'4 max (7.21m to bay x 3.15m max)

Kitchen

21'3 x 8'5 (6.48m x 2.57m)

First Floor Landing

12'4 x 4'6 (3.76m x 1.37m)

Bedroom Two

13'7 into bay x 12'5 max (4.14m into bay x 3.78m max)

Bedroom Three

10'5 x 8'4 (3.18m x 2.54m)

Bathroom

8'9 x 8'5 (2.67m x 2.57m)

Second Floor

Bedroom One

14'6 x 12'6n - restricted head height (4.42m x 3.81mn - restricted head height)

Bathroom

8'6 x 8'5 (2.59m x 2.57m)

Outside

Front and Rear Gardens

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

