





## Lea Road, Hoddesdon, EN11 0NP

Westwood Leber are delighted to bring to the market this well-presented two-bedroom semi-detached home, ideally situated on Lea Road in Hoddesdon. Offering well-balanced accommodation arranged over two floors, this charming property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently located home close to local amenities and transport links.

The ground floor comprises a spacious and bright living room, providing an excellent space for both relaxing and entertaining. To the rear of the property is a fitted kitchen offering ample worktop and storage space, with access through to the ground floor bathroom which is finished in a clean and neutral style.

The first floor hosts two well-proportioned double bedrooms, both offering comfortable accommodation with space for additional furniture and storage.

Externally, the property benefits from a private rear garden leading to a substantial outbuilding. This impressive space benefits from power and lighting and also includes a convenient WC, making it ideal for a variety of uses such as a home office, gym, workshop or studio.

Lea Road is ideally located within easy reach of Hoddesdon town centre, offering a wide range of shops, restaurants and everyday amenities. The property is also just an approximately 8-minute walk from Rye House Station, providing direct services into London Liverpool Street and making this an excellent choice for commuters. An internal viewing is highly recommended to fully appreciate the potential and convenient location this attractive home has to offer.



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Total Area: approx. 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>

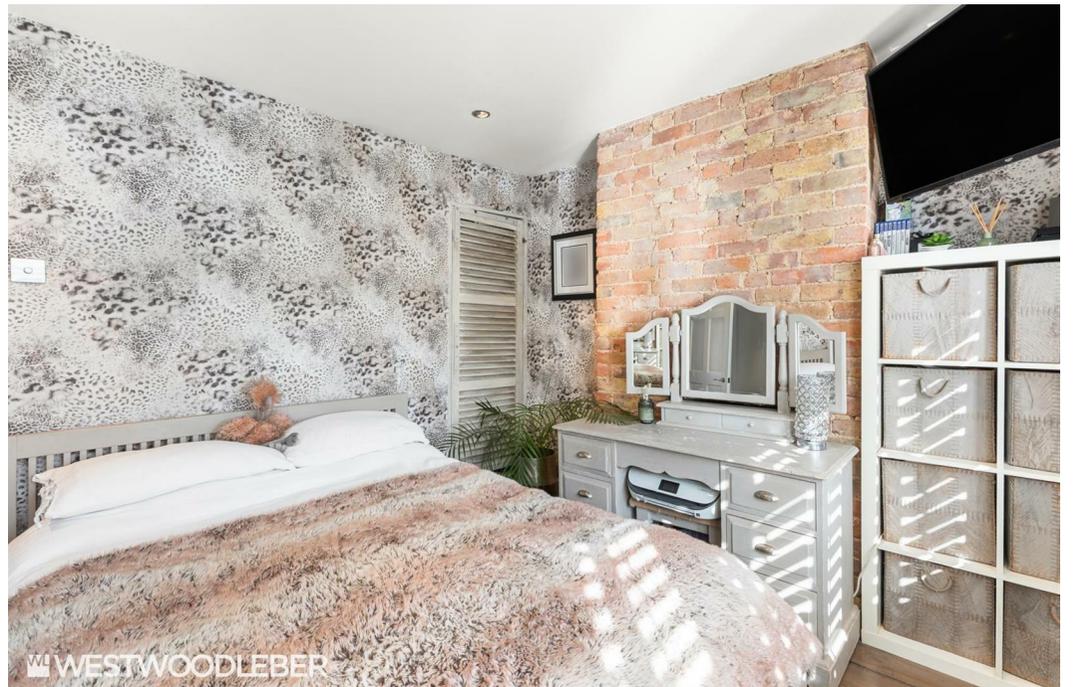
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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