



**WESTWOODLEBER**  
LET US GUIDE YOU HOME

River Avenue, Hoddesdon, EN11 0JU  
Offers in excess of £400,000



## River Avenue, Hoddesdon, EN11 0JU

Westwood Leber are delighted to bring to the market this beautifully presented two bedroom terraced home in River Avenue, Hoddesdon.

Situated in a popular residential location on River Avenue, this beautifully presented two bedroom terraced house offers stylish and comfortable living, ideal for first-time buyers, downsizers, or investors. The property benefits from a driveway to the front providing convenient off-street parking and a generous rear garden leading to a large garage with exciting potential to convert (STPP).

The ground floor features a bright and spacious living room with a bay window, creating a welcoming space to relax or entertain. To the rear, the modern kitchen offers ample storage and worktop space, with room for dining and direct access out to the garden.

Upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom. The main bedroom enjoys good floor space and natural light, while the second bedroom is perfect as a guest room, nursery, or home office.

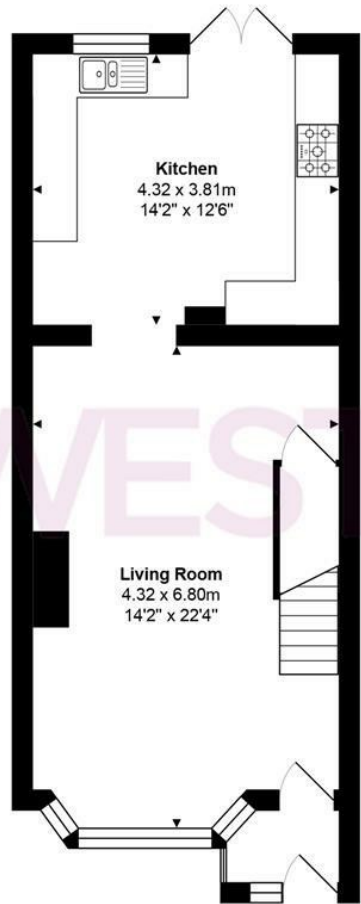
Outside, the property continues to impress. The rear garden is a great size for a terraced home and provides a lovely outdoor space for entertaining, gardening, or family use. At the end of the garden is a substantial garage, offering excellent storage or clear potential for conversion into a workshop, studio, or additional living space (subject to the necessary permissions).

This fantastic home is conveniently located close to local shops, amenities, schools, and transport links, making it a great opportunity to move straight in and enjoy. Early viewing is highly recommended.

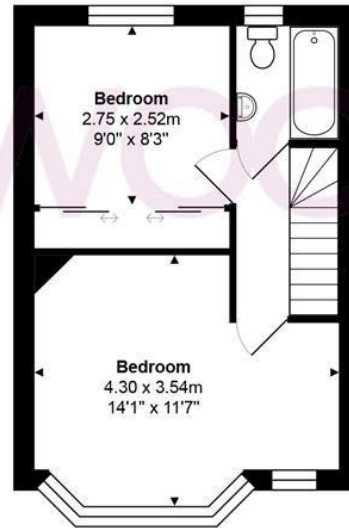


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Ground Floor



First Floor



Garage

Total Area: approx. 112.1 m<sup>2</sup> ... 1207 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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