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DORCHESTER AVENUE
HODDESDON, HERTFORDSHIRE EN11 9EJ.

CURRENTLY UNDERGOING REFURBISHMENT



Enjoying a prime position overlooking the green, this three bedroom mid terraced home, is offered unfurnished, has been recently refurbished and benefits from a low maintenance west facing rear garden.

Dorchester Avenue is just north of the historic market town of Hoddesdon which offers a great range of amenities including a wide selection of supermarkets together with smaller traditional shops, restaurants and pavement cafes. The John Warner School and sports complex is withing easy reach, and a choice of British Rail Stations are easily accessible.

SUMMARY OF ACCOMMODATION

- *ENTRANCE PORCH***
- *RECEPTION AREA***
- *OPEN PLAN SITTING ROOM, KITCHEN AND DINING AREA***
- *THREE BEDROOMS***
- *FAMILY BATHROOM***
- *NEWLY INSTALLED GAS FIRED CENTRAL HEATING***
- *DOUBLE GLAZED UPVC WINDOWS***
- *LOW MAINTENANCE REAR GARDEN***
- *RECENTLY REFURBISHED***

AVAILABLE END OF APRIL 2022
NON-SMOKERS* *NO PETS

Courtesy light, composite entrance door with ornate glass and matching glazed side panel, affords access to the:

ENTRANCE PORCH 5'10 x 2'7 *Exposed brickwork to one wall, remaining walls are wood cladding to match the ceiling. Recess spotlights and pine multi paned door leading to the:*

RECEPTION AREA 6'8 x 5'2 *Staircase leading to the first floor with solid timber wall mounted handrail. Radiator, telephone point and grey wood effect flooring. Square opening to:*

SITTING ROOM 15'2 x 12'11 *Large window to front overlooking the green. Feature Dimplex log effect electric fire. Radiator. Various aerial points. Square archway opening to the kitchen. Under stairs cupboard housing the gas and electric meters together with the fuse box.*

DINING AREA 7'10 x 6'10 *Door with obscure glazing leading to the rear garden, adjacent window. Radiator. Opening leading to:*

KITCHEN 8'5 x 5'10 *Partly tiled and fitted with a range of wall and base units with ample marble effect working surfaces incorporating stainless steel sink drainer unit with mixer tap and cupboard below. Inset four ring gas hob with stainless steel extractor hood above, newly fitted double oven with grill, space for fridge/freezer and recess with plumbing for washing machine. Window overlooking the rear garden and wood effect flooring.*

FIRST FLOOR LANDING

Access to insulated and part boarded loft with retractable ladder and light connected. Doors to bedrooms and bathroom further door to:

PRINCIPAL BEDROOM 14 x 10'2 (max into wardrobes) *Large window overlooking the green. Built in wardrobes to one wall with sliding doors and hanging rail. Further built in cupboard housing the Vaillant gas central heating boiler. Grey wood effect flooring. Media points and radiator.*

SECOND BEDROOM 10'6 x 8'3 *Window overlooking the rear garden, curtain rail, grey wood effect flooring. Radiator. Media points.*

THIRD BEDROOM 9'6 x 5'11 *Window with front aspect curtain rail above. Grey wood effect flooring. Mid-level built in wardrobe (over stairwell) Radiator.*

BATHROOM 6'10 x 5'5 *Obscure glazed window to rear. Tiled to compliment a white suite comprising; wood panelled bath with mixer tap and shower attachment, additional wall mounted Triton electric unit and folding shower screen. Pedestal wash hand basin and low flush wc. Wood effect floor covering. Radiator. Wall mounted mirror.*

EXTERIOR

Front: *With brick retaining wall, block paved pathway and brickbat decorative bed with planted borders.*

Rear: *Approximately 40' arranged on two levels and paved. Panelled fencing.*

Agents Note: *The garage to the rear of the property will become available at a later stage. Price to be negotiated at that time.*

COUNCIL TAX BAND, D £1,901.00 (as of April 2022)

PRICE: £1,450.00 Per Calendar Month

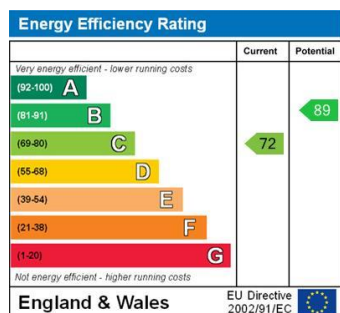
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det0385

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