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The Lynch, Hoddesdon, EN11 8EU |  
£399,995 | Freehold

## The Lynch, Hoddesdon, EN11 8EU

This immaculate and contemporary two-bedroom home is situated in the picturesque setting of a lakeside location. Boasting a spacious 40' rear garden, the property also offers the potential to extend to the rear, subject to obtaining the necessary planning permissions. Conveniently located within walking distance of both Broxbourne Railway Station and Hoddesdon Town Centre, this property also benefits from allocated parking, along with additional visitor spaces, making it an ideal choice for commuters. Internally, the property has been fitted with a modern kitchen, while the ground floor includes a cloakroom and spacious living / dining room. Upstairs, the attractive bathroom features a w.c. and the property is kept warm and comfortable with double glazed windows and gas central heating. Perfect for those seeking a tranquil yet well-connected home, this property offers a unique opportunity to enjoy lakeside living while also being within reach of local amenities and transport links.

### Key features

- Well-presented two-bedroom home
- 40' rear garden
- Walking distance to Broxbourne Railway Station and Hoddesdon Town Centre
- Attractive kitchen
- Stunning lakeside location
- Potential to extend to rear (subject to planning permission)
- Allocated parking and visitor parking available
- Ground floor cloakroom

### Property Information

Tenure  
Freehold  
Council Tax  
D  
EPC Rating  
D



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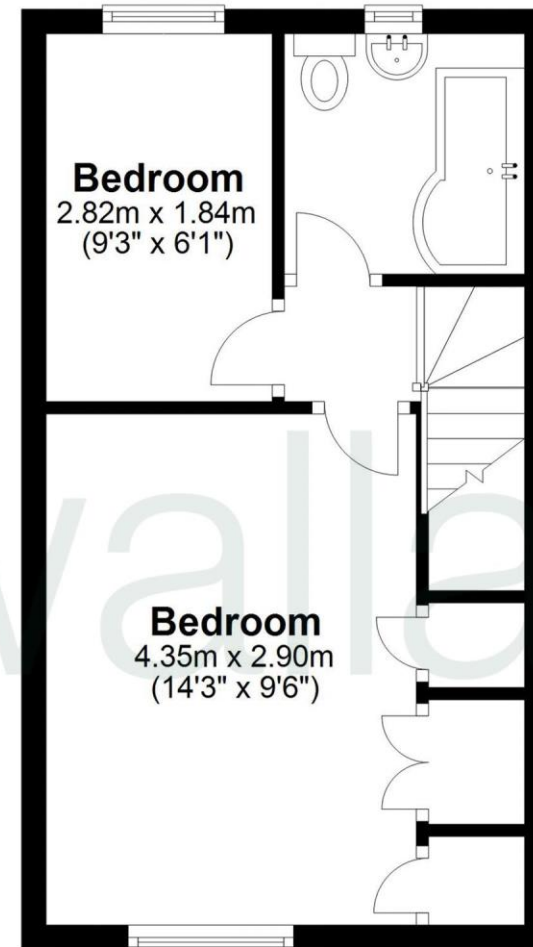
## Ground Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



**Total area: approx. 59.1 sq. metres (636.0 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.