



5

 paulwallace.

Lilac Road, Hoddesdon, EN11 0PG |  
£415,000 | Freehold

## Lilac Road, Hoddesdon, EN11 0PG

This well presented two / three-bedroom semi-detached house is offered chain-free to potential buyers. Situated within walking distance of local amenities and Rye House railway station, this property is ideal for those seeking convenience and comfort in a sought-after location. The ground floor of the property boasts a spacious lounge, a versatile third bedroom / reception room, a convenient wet room/w.c., and an attractive kitchen / breakfast room. Additionally, there is an independently accessed living area featuring a sitting room, kitchenette, and shower room/w.c., offering great flexibility for a variety of living arrangements. Moving upstairs, there are two generously sized double bedrooms, a further internal room with potential for conversion into an additional bedroom (subject to planning permission), and a modern bathroom/w.c. Outside, the property benefits from a 45' rear garden, two large garden sheds, side and rear access gates, double glazed windows, gas central heating, and extensive off-street parking.

### Key features

- Extended two / three bedroom semi-detached house
- Chain free
- Walking distance to local amenities and Rye House railway station
- Ground floor wet room/w.c.
- Independently accessed living area with sitting room, kitchenette, and shower room/w.c.
- Spacious lounge and kitchen/breakfast room
- Two double bedrooms and potential for additional bedroom (stpp)
- 45' rear garden, two large garden sheds, double glazed windows, gas central heating, and off-street parking.



 paulwallace



 paulwallace

 paulwallace  
estate agents

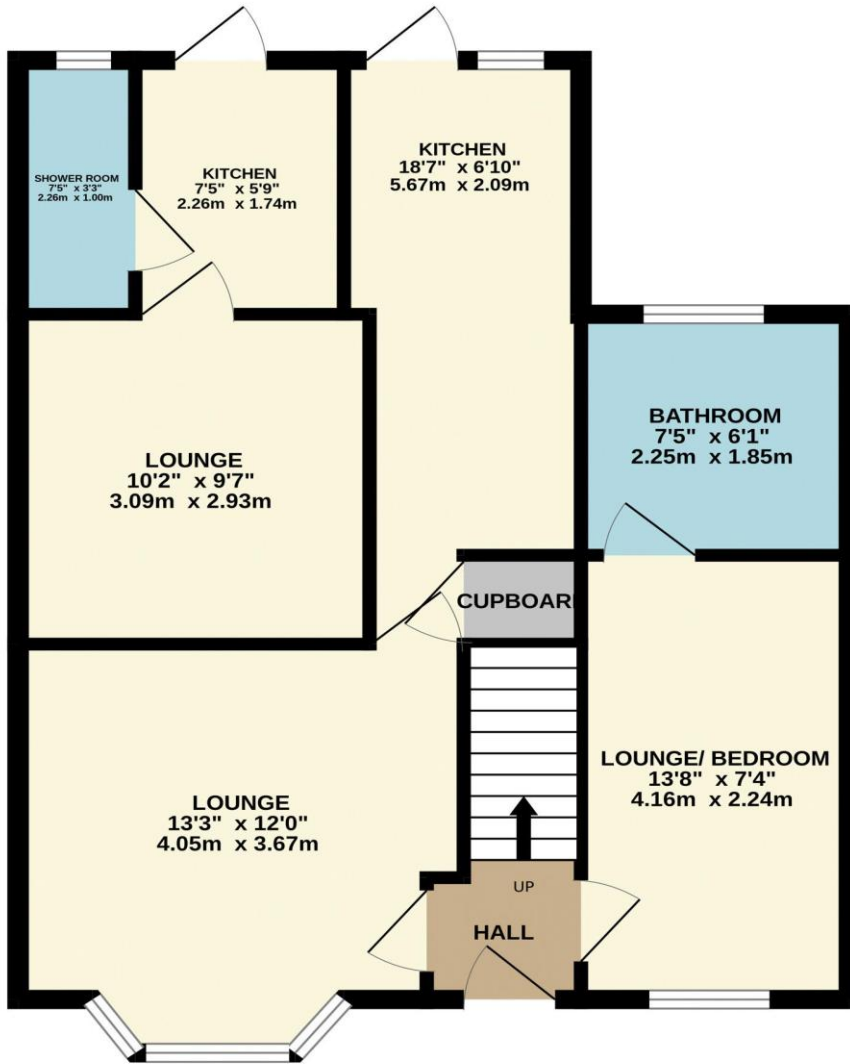
hoddesdon@paulwallace.co.uk

01992 466471

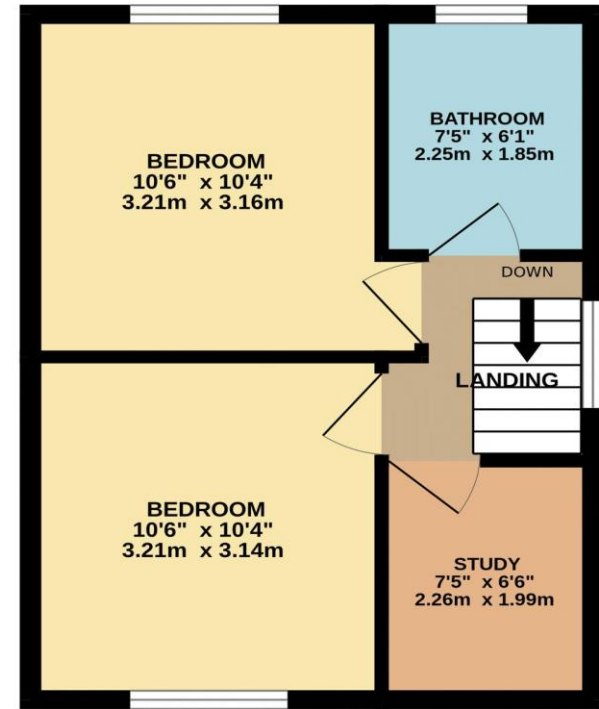




GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

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.





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



### Paul Wallace Estate Agents

70 High Street  
Hoddesdon  
Hertfordshire  
EN11 8ET

 01992 466471

 [hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

 [www.paulwallace.co.uk](http://www.paulwallace.co.uk)



### 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.