



## 40 Lilliards Close, Hoddesdon, EN11 0RU

£2,595



**NEW INSTRUCTION.** An outstanding Three Bedroom property situated in a friendly neighbourhood, making it an excellent choice for those who appreciate a sense of community. With a Media wall to the Lounge area including TV and cinema speakers, Modern Fitted Kitchen, Utility Room and Cloakroom. Main Bedroom with en-suite and Dressing area, Garden Room, Outside BBQ, Jacuzzi, Steam Room and off street Parking with security bollards, CCTV and Alarm System. Hoddesdon itself is a vibrant town with a rich history, offering a variety of local amenities, including shops, schools, and parks. The area is well-connected, providing easy access to transport links for those commuting to nearby towns or London. AVAILABLE 26TH JULY 2025.

- Well Presented Four Bedroom Semi Detached house
- Kitchen/Breakfast Room
- Downstairs W.C / Utility Room
- Jacuzzi and Steam Room
- Council Tax Band D
- CCTV and Alarm System throughout.
- Media Wall with TV and Surround System
- Ensuite shower room and Dressing Room to Main Bedroom
- Garden room and BBQ area
- Available end of July 2025

Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

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