



Lampits, Hoddesdon EN11 8DU

**welcome to**

**Lampits, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this well presented terraced family home offering spacious living accommodation throughout with OFF STREET PARKING and GARAGE, conveniently located in this popular development adjacent to Hoddesdon High Street & town centre.



## **Accommodation Comprises Entrance Porch**

6' x 7' 4" ( 1.83m x 2.24m )

Doors to LOUNGE and GARAGE.

## **Lounge**

21' 1" x 13' 5" ( 6.43m x 4.09m )

Featuring sliding doors to the rear garden, stairs up to first floor, door to KITCHEN. Access to STUDY.

## **Study**

6' 7" x 4' ( 2.01m x 1.22m )

Window to front aspect.

## **Kitchen**

10' 9" x 9' 6" ( 3.28m x 2.90m )

Fitted kitchen with built in double oven, integrated dishwasher, washing machine, built in hob with extractor. built in microwave. Space for fridge freezer, door and window to rear aspect.

## **Garage**

16' 5" x 7' 8" ( 5.00m x 2.34m )

Light and power connected.

## **First Floor Landing**

Doors to bedrooms and bathroom, loft access.

## **Bedroom 1**

11' 9" x 10' 5" ( 3.58m x 3.17m )

Window to front aspect.

## **Bedroom 2**

13' 5" max x 8' 9" max ( 4.09m max x 2.67m max )

Window to rear aspect.

## **Bedroom 3**

11' x 8' ( 3.35m x 2.44m )

Window to front aspect. Built in wardrobe.

## **Bathroom**

8' 1" x 5' 9" ( 2.46m x 1.75m )

Fully tiled, window to rear aspect, heated towel rail, low level flush WC with concealed cistern, panel enclosed 'P' shaped bath with waterfall shower,

vanity wash hand basin.

## **Exterior**

Rear garden mainly laid to lawn and rear access.

Front garden being paved providing off street parking for several vehicles.

## **Agents Note**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".



**view this property online** [williamhbrown.co.uk/Property/HSD111298](http://williamhbrown.co.uk/Property/HSD111298)



welcome to

## Lampits, Hoddesdon

- Well Presented Three Bedroom Family Home
- Garage & Driveway
- Three Bedrooms
- Study
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111298](http://williamhbrown.co.uk/Property/HSD111298)



Property Ref:  
HSD111298 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**