









welcome to

Lampits, Hoddesdon

WILLIAM H BROWN are delighted to bring to the market this spacious family home offering three bedrooms, upstairs bathroom and downstairs cloakroom, garage en bloc, conveniently situated adjacent to Hoddesdon high street and town centre. An internal viewing is highly recommended.













Accommodation Comprises Entrance Hall

Door to living room and downstairs WC.

Downstairs Cloakroom

6' 7" x 3' 9" (2.01m x 1.14m)

Low level flush WC, window to front aspect, heated towel rail.

Lounge / Dining Room

26' 4" max x 12' 5" max (8.03m max x 3.78m max) With dual aspect windows to rear aspect, stairs up to first floor, understairs cupboard, door to kitchen.

Kitchen

11' 7" x 9' 7" (3.53m x 2.92m)

Wall and base units with work surfaces, built in double oven, hob and extractor fan, sink unit. Space for washing machine, dishwasher and fridge freezer, window to rear aspect, sliding doors to rear garden.

First Floor Landing

Doors to bedrooms and bathroom, window to front aspect.

Bedroom 1

13' x 8' 5" (3.96m x 2.57m)

Window to rear aspect, built in wardrobes.

Bedroom 2

11' 7" x 9' 8" (3.53m x 2.95m) Window to side aspect, built in wardrobes.

Bedroom 3

9' 9" x 6' 8" (2.97m x 2.03m) Window to rear aspect.

Bathroom

7' 1" max x 6' 7" max (2.16m max x 2.01m max) A panel enclosed bath with shower over, concealed WC, vanity wash hand basin, window to front aspect, access to airing cupboard.

Exterior Rear Garden

Lengthy rear garden with decking area, side access and lawned area.

Garage En Bloc

Agents Note

The property is of non standard construction, please speak with your conveyancer.





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Lampits, Hoddesdon

- Three Bedroom End Terraced Family Home
- Large Rear Garden with Decked Area
- Downstairs WC & Upstairs Family Bathroom
- Spacious Lounge/Dining Room
- Garage En Bloc

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£350,000







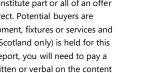


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111568



Property Ref: HSD111568 - 0008 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 quidance 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.



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