



Lampits, Hoddesdon EN11 8EG

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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welcome to

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

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Property Ref:
HSD111568 - 0008

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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.



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