



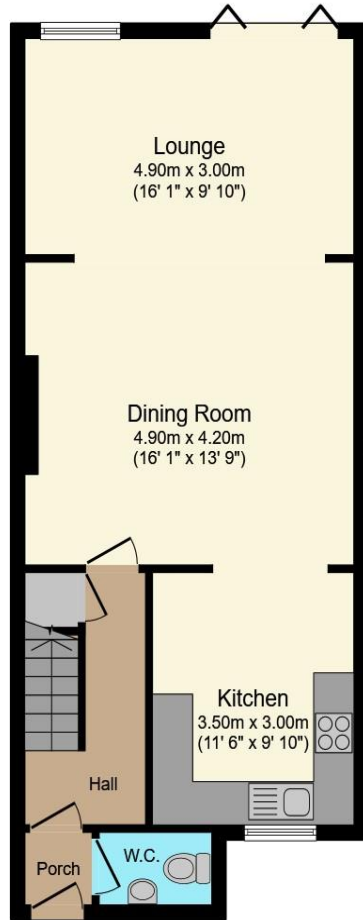
Lilliards Close, Hoddesdon EN11 0RU

welcome to

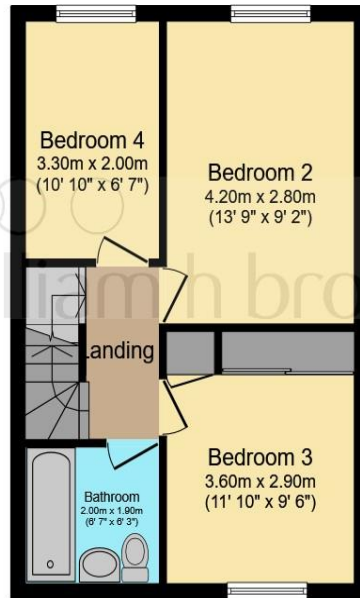
Lilliards Close, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this EXTENDED FOUR BEDROOM family home arranged on 3 floors and boasting a SOUTH WEST facing rear garden, OFF STREET PARKING within this non estate location and walking distance to John Warners School & Sports Centre. Viewing recommended.

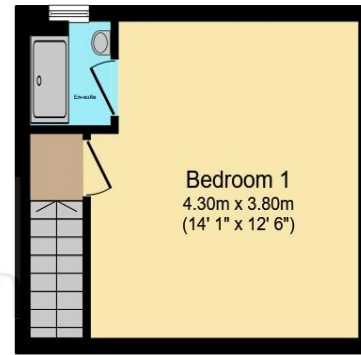




Ground Floor



First Floor



Second Floor

Accommodation Comprises

Main Entrance Door

Entrance Lobby

Cloakroom

Main Hallway

Lounge / Diner

23' 10" x 15' 11" (7.26m x 4.85m)

Kitchen

12' 3" x 9' 5" (3.73m x 2.87m)

First Floor Landing

Bedroom 2

13' 11" x 9' 9" (4.24m x 2.97m)

Bedroom 3

9' 8" x 9' 6" (2.95m x 2.90m)

Bedroom 4

10' 10" x 6' 6" (3.30m x 1.98m)

Family Bathroom

**** Second Floor Landing ****

Master Bedroom

14' 1" max x 10' 10" max (4.29m max x 3.30m max)

En Suite Shower Room

Exterior

Front Garden

Total floor area 116.3 m² (1,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lilliards Close, Hoddesdon

- Extended Four Bedroom Family Home
- Off Street Parking
- Maintenance Free South West Facing Rear Garden
- Master Bedroom with En Suite Shower Room
- Open Plan Lounge/Diner with Bi Fold Doors to Garden
- Open Plan Lounge/Diner with Bi Fold Doors to Garden
- Modern Gloss Finish Kitchen with Oak Flooring
- Walking Distance to Schools, Shops & Transport Facilities
- ** Viewing a Must **

Tenure: Freehold EPC Rating: D

£524,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111681



Property Ref:
HSD111681 - 0003

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.



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