



The Lynch, Hoddesdon EN11 8EU

welcome to

The Lynch, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this immaculately presented TWO BEDROOM TERRACED MEWS STYLE property positioned within this PRIVATE DEVELOPMENT, overlooking a stunning lake, only a short walk to Hoddesdon town centre with its many amenities. An internal viewing is strongly recommended



Accommodation Comprises

Double glazed main front door to:

Entrance Hall

Door to LOUNGE/DINING ROOM and door to :

Downstairs Cloakroom

Low level flush WC, window, sink unit.

Lounge

13' 8" max x 12' 9" max (4.17m max x 3.89m max)

Window to front aspect, power points, stairs to first floor, radiator.

Dining Area

6' 8" x 10' 10" (2.03m x 3.30m)

Patio doors to rear garden, radiator, power points.

Kitchen

9' 8" x 5' 8" (2.95m x 1.73m)

A range of modern wall cupboards, ample work surfaces with cupboards and drawers under. Fitted hob, oven and extractor fan, sink unit, plumbing for washing machine, space for fridge freezer. Window to rear aspect.

First Floor Landing

Loft access and door to:

Bedroom 1

14' 3" max x 9' 5" max (4.34m max x 2.87m max)

Window to front aspect, power points, radiator, built in wardrobes.

Bedroom 2

9' 2" x 6' (2.79m x 1.83m)

Window to rear aspect, power points, radiator.

Family Bathroom

With a panelled bath, sink unit, low level flush WC, window to rear aspect, radiator.

Exterior

Rear garden with a paved area, lawned area, fenced boundaries. Front garden small path. Allocated

parking space and communal parking spaces.

Agents Note

There is a Management/Service charge of £700 per annum for the maintenance of the lake.



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The Lynch, Hoddesdon

- Two Bedroom Mews Style Terraced Home
- Allocated Parking
- Private Development
- Downstairs Cloakroom & Family Bathroom
- Spacious Kitchen/Dining Area
- Rear Garden
- Sought-after Location
- Boiler under warranty until 2 July 2029

Tenure: Freehold EPC Rating: D

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112027 - 0005

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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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)