



Lyttons Way, Hoddesdon EN11 9NQ

welcome to

Lyttons Way, Hoddesdon

WILLIAM H BROWN are pleased to introduce to the market this impeccable FIVE BEDROOM DOUBLE STOREY EXTENDED SEMI DETACHED family home with PARKING to front, SUPERBLY LANDSCAPED REAR GARDEN located within this popular development to the north of Hoddesdon town centre. NO CHAIN.





Ground Floor

First Floor

Total floor area 142.1 m² (1,530 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

Accommodation Comprises

Entrance Hall

Lounge

11' 11" max into door recess x 14' 11" (3.63m max into door recess x 4.55m)

Kitchen/Diner/Sitting Area

22' 1" x 22' 10" max (6.73m x 6.96m max)

Inner Lobby

Shower Room

Utility Area

First Floor Landing

Bedroom 1

14' 10" to wall x 8' 10" to wall (4.52m to wall x 2.69m to wall)

Bedroom 2

17' 10" x 7' 10" max (5.44m x 2.39m max)

Bedroom 3

14' 2" x 7' 10" (4.32m x 2.39m)

Bedroom 4

11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom 5

8' 6" x 6' 3" (2.59m x 1.91m)

Family Bathroom

Exterior

Rear Garden

Front Garden

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Lyttons Way, Hoddesdon

- Extended Semi Detached Family Home
- Five Well Proportioned Bedrooms
- Open Plan Lounge/Diner/Sitting Room
- Modern Shower Room & Utility Area
- Beautifully Landscaped Rear Garden
- Off Street Parking
- Popular Location
- No Chain

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112320



Property Ref:
HSD112320 - 0005

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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