



**Lilliards Close, Hoddesdon EN11 0RU**

**welcome to**

**Lilliards Close, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this THREE BEDROOM EXTENDED SEMI DETACHED family home, in need of some modernisation, yet offering spacious living accommodation throughout. The property offers a SOUTH FACING REAR GARDEN and OFF STREET PARKING and being offered CHAIN FREE.



## Accommodation Comprises

Main front door to:

### Entrance Lobby

With stairs to first floor, door to lounge, door to dining room/bedroom 4, radiator.

### Lounge / Diner

16' 10" max x 18' 7" max (L Shaped) ( 5.13m max x 5.66m max (L Shaped) )  
Window and doors leading to the rear garden, power points, TV point, radiator. Door to kitchen with archway through to:

### Dining Room / Bedroom 4

7' 11" x 15' 9" ( 2.41m x 4.80m )  
Window to front aspect, power points, radiator. Door to lobby.

### Kitchen

11' 9" max x 12' 5" max ( 3.58m max x 3.78m max )  
With a range of wall cupboards, ample work tops with cupboards and drawers under. Stainless steel sink unit, fitted hob and extractor fan, double oven, spot lights, integrated fridge freezer, washing machine, radiator, window to rear aspect, door to side aspect leading to side access.

### Inner Lobby

Door to:

### Ground Floor Cloakroom

Comprising a low flush WC, sink unit with vanity under.

### Shower Room

Fully tiled shower cubicle, wall mounted shower unit, storage, light and radiator.

### Garage / Storage

8' 8" x 10' 2" ( 2.64m x 3.10m )  
Light and power connected. Door to front aspect.

### First Floor Landing

Airing cupboard, doors to bedrooms and shower

room.

### Shower Room

Comprising a walk-in double shower, low flush WC, sink unit with vanity below, chrome towel rail, window.

### Bedroom 1

9' 6" max x 13' 5" wall to wall ( 2.90m max x 4.09m wall to wall )  
Mirror fronted wardrobes, window to rear aspect, radiator and power points.

### Bedroom 2

8' 9" x 13' 1" ( 2.67m x 3.99m )  
Window to front aspect, radiator, power points.

### Bedroom 3

9' 9" x 9' 9" wall to wall into alcove ( 2.97m x 2.97m wall to wall into alcove )  
Window to front aspect, power points, radiator.

### Rear Garden

South Facing rear garden with paved area, lawned area, garden shed. Side access leading to the front garden.

### Front Garden

Paved providing off street parking.

### Agents Note

We have been unable to verify if Planning Permission obtained or Building Regulation Certification has been issued for the historical works undertaken at the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.



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## Lilliards Close, Hoddesdon

- 3 Bedrooms
- Extended Semi Detached House
- Off Street Parking
- Spacious Living Areas
- Quiet cul-de-sac Location

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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112337 - 0007

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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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