



Lilac Road, Hoddesdon EN11 0PG

welcome to

Lilac Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this NO CHAIN THREE BEDROOM EXTENDED FAMILY HOME boasting spacious living accommodation throughout, a SOUTH FACING REAR GARDEN situated within this convenient location only moments away from local shops, schools and rail/bus links.



Accommodation Comprises

Main front door to:

Entrance Hall

Stairs to first floor, door to bathroom and door to lounge.

Bathroom

A panelled bath, sink unit with vanity below, low flush wc, window, tiled walls.

Lounge

13' 8" x 12' 3" (4.17m x 3.73m)

Window to front aspect, power points, laminate flooring. Feature fireplace, through to:

Dining Area

17' 6" max x 7' 11" max (5.33m max x 2.41m max)

Window to rear aspect, power points, laminate flooring, storage cupboard.

Kitchen

10' 1" x 9' 8" (3.07m x 2.95m)

Window and door to rear aspect, wall cupboards, work tops, cupboards and drawers under, Stainless steel sink unit, washing machine, space for cooker.

First Floor Landing

Access to loft. Door to:

Bedroom 1

12' 10" x 9' 9" (3.91m x 2.97m)

Built in wall to wall wardrobes, boiler cupboard, radiator, power points.

Bedroom 2

11' 4" x 8' 7" (3.45m x 2.62m)

Window to rear aspect, power points, radiator.

Bedroom 3

8' 3" x 8' 7" (2.51m x 2.62m)

Window to rear aspect, power points, radiator.

Rear Garden

South facing rear garden with lawned area, fenced boundaries.

Front Garden

Paved.



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welcome to

Lilac Road, Hoddesdon

- Extended Family Home
- Three Bedrooms
- South Facing Rear Garden
- Spacious Lounge & Dining Area
- Extended Kitchen
- Convenient Location
- Ideal for First Time Buyers & Professionals
- No Onward Chain

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

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112659 - 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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