



**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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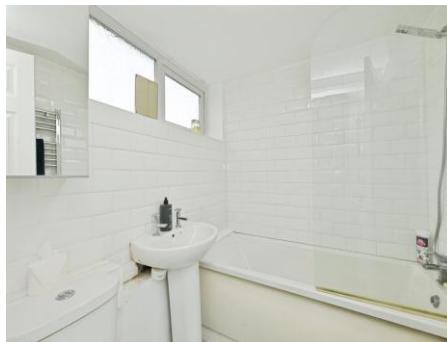
## Lilac Road, Hoddesdon

- 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



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Property Ref:  
HSD112659 - 0003



Please note the marker reflects the postcode not the actual property

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