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Telephone:
01992 445055*

*60 High Road
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Hertfordshire
EN10 7NF*

*Facsimile:
01992 443807*

**THE LYNCH,
HODDESDON, HERTFORDSHIRE, EN11 8EU.**



Enjoying a peaceful courtyard setting this charming and well-presented two-bedroom home is situated within the highly sought after and stunning lakeside development known as The Lynch.

The busy town of Hoddesdon, offering a range of superstores together with a weekly market and a range of smaller bespoke shops and pavement cafes is within walking distance. The commuter is well catered for by both road and rail with a choice of British Rail Stations at Rye Park and Broxbourne with links to London in under half an hour. For the sporting enthusiast there are several country clubs and golf courses all within proximity.

For those purchasers seeking a home in a tranquil yet convenient location an early viewing is strongly recommended

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CLOAKROOM

OPEN-PLAN SITTING/DINING ROOM

KITCHEN

SUMMARY OF ACCOMMODATION CONTINUED

- *TWO DOUBLE BEDROOMS**
- *BATHROOM**
- *GAS CENTRAL HEATING**
- *uPVC DOUBLE GLAZING***
- *REAR GARDEN**
- *ALLOCATED AND VISITOR PARKING**
- *COURTYARD SETTING**

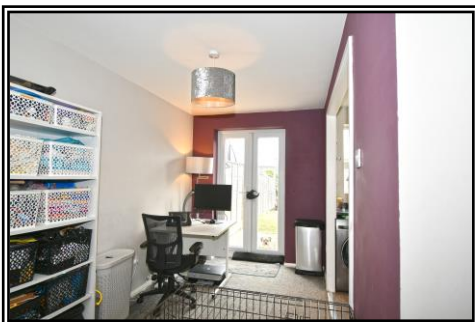
Courtesy carriage lighting and composite part glazed panelled entrance door allows access to the:

RECEPTION HALL 5'4 X 2' Cloaks hanging space with radiator below, high level wall mounted fuse box, panelled door leads to the sitting/dining room and a further door leads to the:

CLOAKROOM Obscure glazed window to the front and fitted with suite comprising: wash hand basin and low flush w.c. Radiator and wood effect flooring.

OPEN PLAN SITTING/DINING ROOM

SITTING ROOM 13'8 x 12'9 Window overlooking the front courtyard with radiator below. Staircase with two wooden handrails and balustrade leads to the first floor landing with large storage area below.



DINING ROOM 10'6 x 6'10 French doors leading to the sun terrace, radiator and large opening leading to the:

KITCHEN 9'9 x 6'1 Window with rear aspect overlooking the garden, spotlights and wood effect flooring. Fitted with a range of high gloss soft closure wall and base units with ample granite effect working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboard below. Inset four ring electric hob with single oven below and extractor hood above. Space for fridge/freezer and plumbing for the washing machine.



FIRST FLOOR LANDING Access to the insulated and mostly boarded loft. Doors lead to the bathroom and second bedroom while a further door leads to:



BEDROOM ONE 14'3 x 9'5 Window with courtyard views and radiator below. Built in wardrobe with folding mirror doors, adjacent built in cupboard housing the gas central heating boiler with ample linen storage above. Further built in cupboard (over the stairwell) housing the Boiler Mate water cylinder.

BEDROOM TWO 9'2 x 6' Rear aspect overlooking the garden with radiator below.



BATHROOM 6'5 x 5'6 Obscure glazed window to rear. Partly tiled in quality wall ceramics to complement suite comprising panelled bath with mixer tap and shower attachment with curved shower screen door. Wash hand basin with cupboard below and low flush w.c. Wall mounted cabinet with mirror doors, radiator shaving point, spotlighting and a grey wood effect flooring completes the room.

EXTERIOR

The property enjoys a courtyard setting and has allocated parking together with ample visitor parking spaces. The front garden has decorative shingle and offers a space for the wheelie bin storage.

The rear garden is laid mainly to lawn with panelled fencing and a picket fence with a matching gate runs along the bottom of the garden allowing access to a shared pathway. Directly behind the property is a paved terrace offering a sunny spot from where to sit and enjoy the garden.

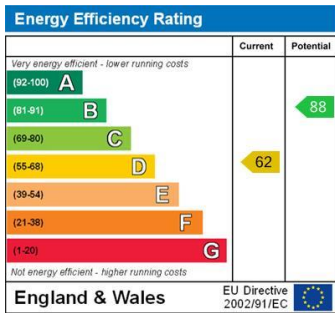


COUNCIL TAX BAND. D

PRICE: £399,995 FREEHOLD

Service Charge £700.00 per annum

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with **Owners Joint Sole Agents** -
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 2668

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

