



Shepherds

Property Sales & Lettings

The Lynch | Hoddesdon | EN11 8EU | £395,000





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# The Lynch | Hoddesdon | EN11 8EU

Nestled in the charming area of The Lynch, Hoddesdon, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts open plan living, with doors to close off the kitchen/diner and a ground floor w.c. The extension really opens up the kitchen/diner and allows for more natural light to enter the rear of the property.

On the first floor, the two bedrooms make this home ideal for small families, couples, or individuals looking for extra space. Bedroom one benefits from multiple built in cupboards. There is also a bathroom upstairs.

Externally, the property offers a lovely rear garden with a storage shed. There is also an allocated parking space and visitor parking.

The property's location in Hoddesdon offers a blend of suburban tranquillity and accessibility to local amenities, making it a desirable choice for those who appreciate both convenience and community. The Lynch is within walking distance of the town centre, Broxbourne train station and local schooling.

Service Charge: £500 per annum.  
Services Connected:  
Mains Gas, Mains Electricity, Mains Water and Mains Drainage.

- Two Bedrooms
  - Tranquil Location
  - Allocated Parking Space
- Extended
  - W.C
  - Close To Amenities
- Kitchen/Diner
  - Private Road
  - River Walks Nearby



Hall	Bathroom
W.C	6'5 x 6'5
Living Room	External
15'7 x 12'9	Rear Garden
Kitchen/Diner	Allocated Parking Space
max 14'6 x 12'8	
First Floor Landing	
Bedroom One	
14'3 x 9'7	
Bedroom Two	
9'2 x 6'1	





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D









# The Lynch, Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Allocated Parking Space





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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

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