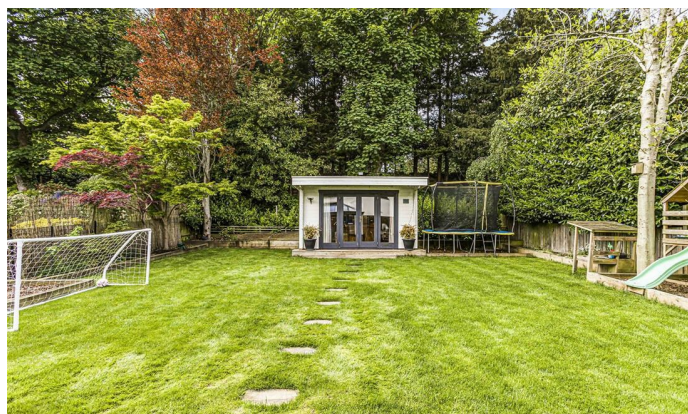




6, The Lynch, Hoddesdon  
EN11 8EU  
Asking Price £1,250,000



[stevenoates.com](http://stevenoates.com)



## 6 The Lynch, Hoddesdon, Hertfordshire, EN11 8EU

Steven Oates are pleased to present this truly impressive and immaculately presented five double-bedroom home which is perfectly positioned in this amazing location which forms part of this prestigious cul-de-sac of exclusive homes. This fantastic family home is situated in arguably the best position within the road offering peaceful views of the lake opposite. The home itself has undergone an extensive refurbishment by the current owners boasting stylish and modern accommodation throughout the whole property. The ground floor accommodation welcomes you with spacious entrance hallway where you will find plenty of fitted storage space and a beautifully appointed staircase with glass balustrade. You will also find a ground floor toilet, separate study, and a useful utility room. Just off the entrance hallway you will find access into the generous size lounge perfect for families with French doors leading straight out to the garden. The kitchen forms part of this breathtaking open plan kitchen/dining room which has been thoughtfully designed and completely reconfigured offering a brilliant entertaining space. The perfectly fitted shaker style kitchen benefits from high end integrated appliances, there is also plenty of dining space and a beautiful orangery extension. Upstairs this property is deceptively spacious offering five generous size bedrooms with fantastic outlooks of either the garden or lake, the main bedroom benefits from wardrobe space and a luxury en-suite shower room. There is also a well-appointed family bathroom suite. On the outside this home really doesn't disappoint, there is a great size child friendly rear garden, double glazed outbuilding perfect for anyone working from home, ample parking and a double garage. Internal viewing is highly recommend to fully appreciate this stunning family home.

Located just a short walk to Hoddesdon town centre with amenities and an array of shops. The property is less than a mile walk to Broxbourne train line, with great links into London and Cambridge. There are some lovely local countryside walks, along the New River and through award-winning Barclay Park with an ornamental lake, play area and multi sports areas. Catchment to the coveted Sheredes Primary School and The Broxbourne Secondary School.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



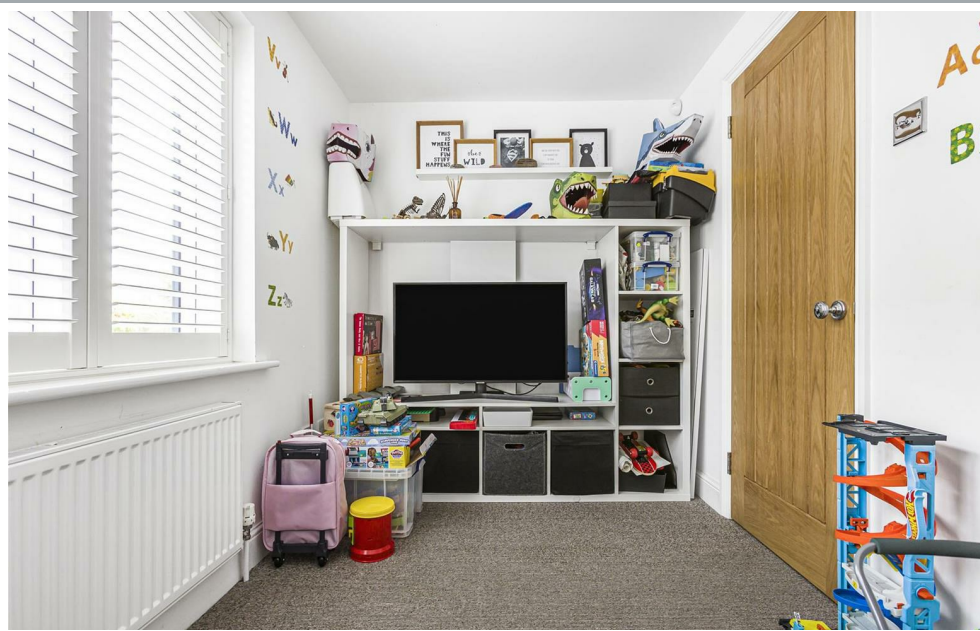
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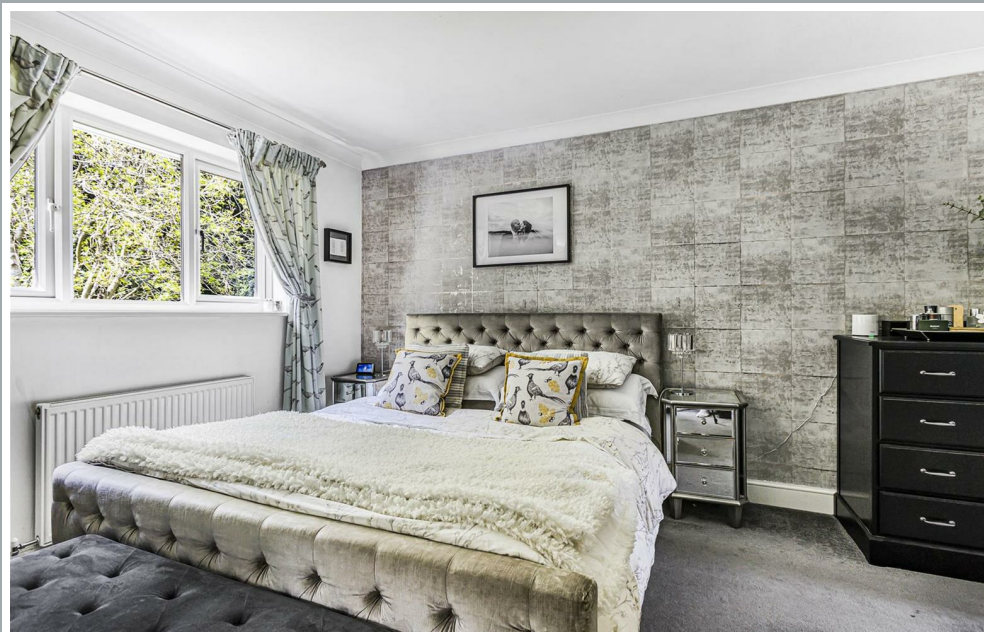
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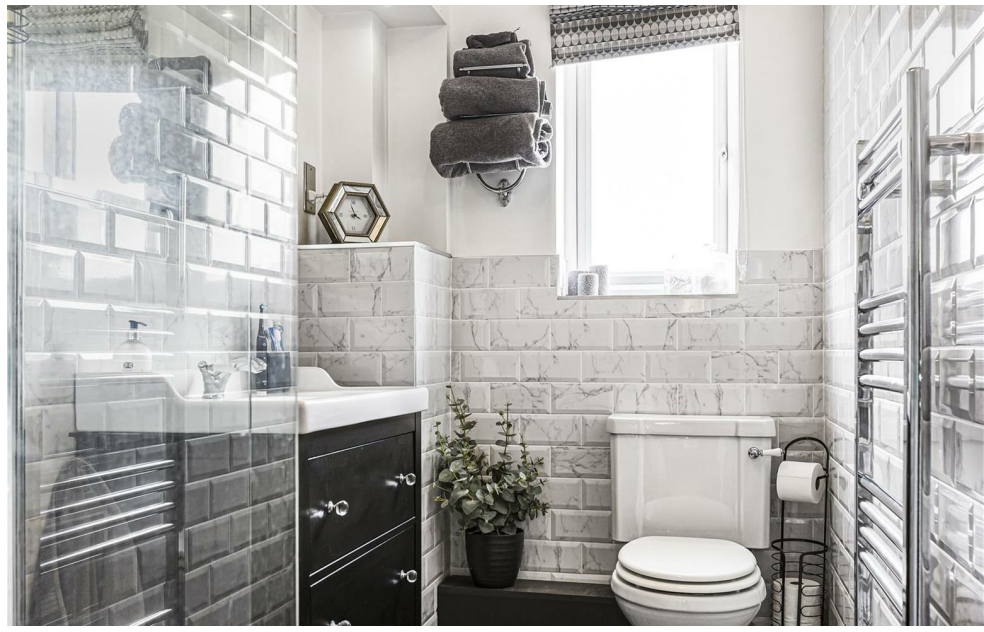


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Approximate Gross Internal Area 2344 sq ft – 218 sq m  
 Ground Floor Area 1007 sq ft – 94 sq m  
 First Floor Area 896 sq ft – 83 sq m  
 Garage Area 309 sq ft – 29 sq m  
 Outbuilding Area 132 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

