



Lilliards Close, Hoddesdon EN11 0RU

welcome to

Lilliards Close, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this THREE BEDROOM EXTENDED SEMI DETACHED family home, in need of some modernisation, yet offering spacious living accommodation throughout. The property offers a SOUTH FACING REAR GARDEN and OFF STREET PARKING and being offered CHAIN FREE.



Accommodation Comprises

Main front door to:

Entrance Lobby

With stairs to first floor, door to lounge, door to dining room/bedroom 4, radiator.

Lounge / Diner

16' 10" max x 18' 7" max (L Shaped) (5.13m max x 5.66m max (L Shaped))
Window and doors leading to the rear garden, power points, TV point, radiator. Door to kitchen with archway through to:

Dining Room / Bedroom 4

7' 11" x 15' 9" (2.41m x 4.80m)
Window to front aspect, power points, radiator. Door to lobby.

Kitchen

11' 9" max x 12' 5" max (3.58m max x 3.78m max)
With a range of wall cupboards, ample work tops with cupboards and drawers under. Stainless steel sink unit, fitted hob and extractor fan, double oven, spot lights, integrated fridge freezer, washing machine, radiator, window to rear aspect, door to side aspect leading to side access.

Inner Lobby

Door to:

Ground Floor Cloakroom

Comprising a low flush WC, sink unit with vanity under.

Shower Room

Fully tiled shower cubicle, wall mounted shower unit, storage, light and radiator.

Garage / Storage

8' 8" x 10' 2" (2.64m x 3.10m)
Light and power connected. Door to front aspect.

First Floor Landing

Airing cupboard, doors to bedrooms and shower

room.

Shower Room

Comprising a walk-in double shower, low flush WC, sink unit with vanity below, chrome towel rail, window.

Bedroom 1

9' 6" max x 13' 5" wall to wall (2.90m max x 4.09m wall to wall)
Mirror fronted wardrobes, window to rear aspect, radiator and power points.

Bedroom 2

8' 9" x 13' 1" (2.67m x 3.99m)
Window to front aspect, radiator, power points.

Bedroom 3

9' 9" x 9' 9" wall to wall into alcove (2.97m x 2.97m wall to wall into alcove)
Window to front aspect, power points, radiator.

Rear Garden

South Facing rear garden with paved area, lawned area, garden shed. Side access leading to the front garden.

Front Garden

Paved providing off street parking.

Agents Note

We have been unable to verify if Planning Permission obtained or Building Regulation Certification has been issued for the historical works undertaken at the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.



view this property online williamhbrown.co.uk/Property/HSD112337



welcome to

Lilliards Close, Hoddesdon

- 3 Bedrooms
- Extended Semi Detached House
- Off Street Parking
- Spacious Living Areas
- Quiet cul-de-sac Location
- Excellent Potential to Add Value
- Close to Schools, Shops & Transport Links
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112337



Property Ref:
HSD112337 - 0008

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.



william h brown



01992 464001



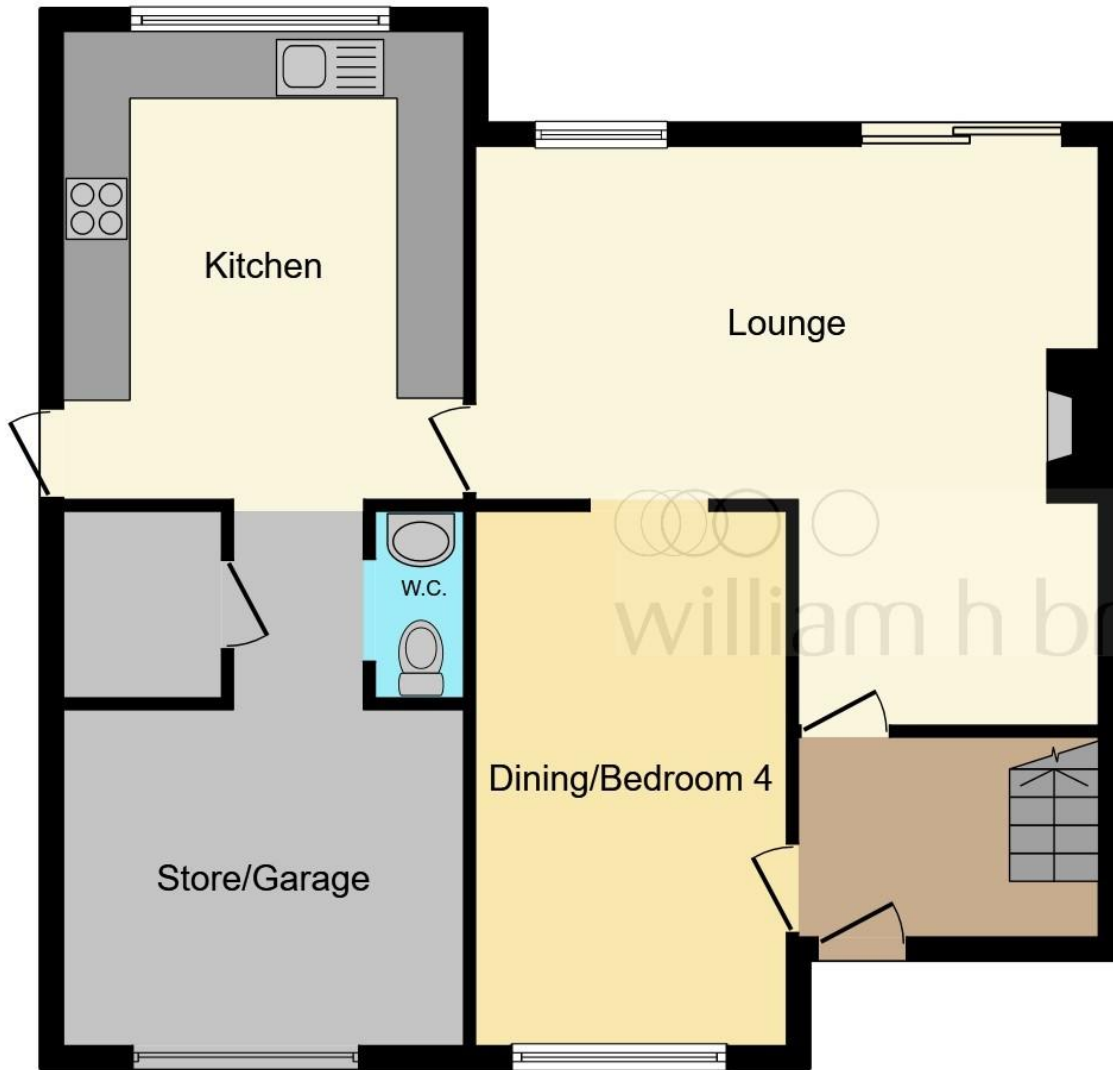
Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk



Ground Floor



First Floor

Total floor area 115.8 m² (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com