



**Lord Street, Hoddesdon EN11 8NQ**

**welcome to**

**Lord Street, Hoddesdon**

WILLIAM H BROWN are proud to offer for sale this attractive TWO BEDROOM FLINT STONE COTTAGE with a SOUTH FACING REAR GARDEN, FIRST FLOOR BATHROOM and GAS CENTRAL HEATING, ideally located within walking distance of Hoddesdon town centre. NO UPWARD CHAIN.



## **Accommodation Comprises**

Main front door to:

### **Lounge**

Bay window to front aspect, power points, radiator,

### **Dining Room**

Stairs to first floor, understairs storage cupboard, window to rear aspect, power points,

### **Kitchen**

With a range of wall and base units with work surfaces, sink unit, space for cooker and washing machine, door to side aspect, window to rear aspect, wall mounted boiler.

### **First Floor Landing**

#### **Bedroom 1**

Window to front aspect, power points, radiator.

#### **Bedroom 2**

Radiator, power points, window to rear aspect.

### **Bathroom**

Comprising a panelled bath, pedestal wash hand basin, low flush WC, window to rear aspect.

### **Rear Garden**

South facing rear garden with a paved area, lawned area, flower borders and fenced boundaries.

### **Front Garden**

Steps leading up to property. Brick retaining wall.



***view this property online*** [williamhbrown.co.uk/Property/HSD112777](http://williamhbrown.co.uk/Property/HSD112777)



welcome to

## Lord Street, Hoddesdon

- Charming Two Bedroom Flint Stone Cottage
- Lounge & Separate Dining Room
- Modern Kitchen & Bathroom
- South Facing Private Rear Garden
- Walking Distance to Town Centre
- Accessible to 2 Mainline Railway Stations
- Ideal for First Time Buyers
- No Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£345,000**



Please note the marker reflects the  
postcode not the actual property

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



**01992 464001**



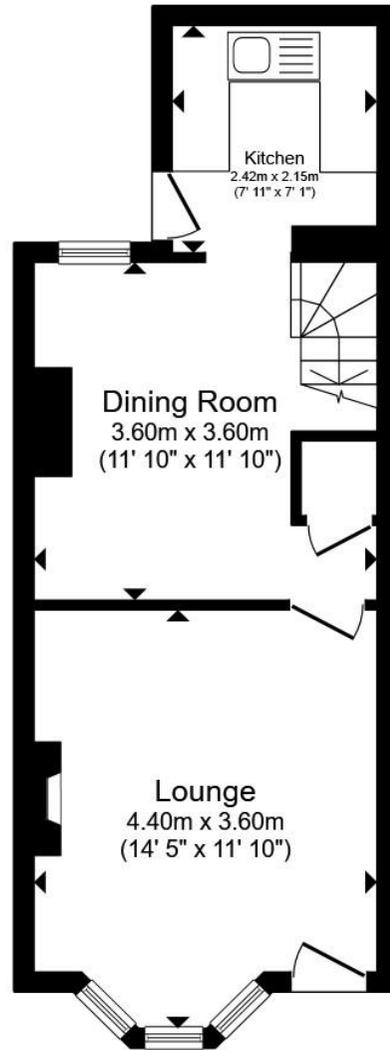
Hoddesdon@williamhbrown.co.uk



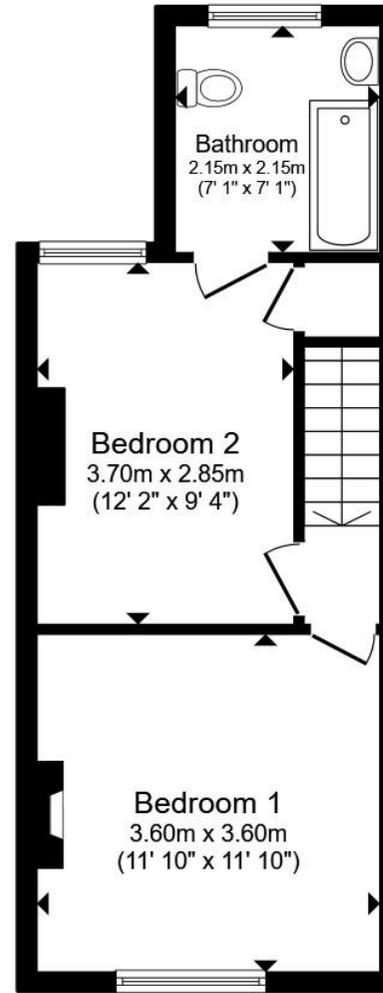
41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**williamhbrown.co.uk**



**Ground Floor**



**First Floor**

Total floor area 66.0 m<sup>2</sup> (711 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.propertybox.io](http://www.propertybox.io)