



School House Pauls Lane, Hoddesdon EN11 8TR

welcome to

School House Pauls Lane, Hoddesdon

WILLIAM H BROWN are thrilled to offer for sale this truly unique family home, originally constructed in 1844, boasting preserved Gothic Revival oak framed, leaded glass feature windows. The property offers convenient access to a wealth of local amenities, making it an ideal home for families.



Accommodation Comprises

Feature solid timber frame entrance door leading to:

Impressive Family Lounge

21' 2" x 14' 2" max narrowing to 11' 5" (6.45m x 4.32m max narrowing to 3.48m)
Incorporating a feature stone fireplace, radiator, oak flooring, lobby with stairs to first floor. Leaded light obscure windows to both front and rear aspects, large storage cupboard.

Lobby

Stairs to first floor with access to kitchen and dining room, door to ground floor shower room.

Ground Floor Shower Room

Low flush WC, sink unit, fully tiled shower cubicle, storage cupboard, tiled flooring and walls, extractor fan.

Dining Room

12' 3" x 10' 7" (3.73m x 3.23m)
Lead light window to both front and side aspects, oak flooring, radiator, power points.

Kitchen

10' 7" x 13' 2" max (3.23m x 4.01m max)
Fitted with a range of wall cupboards, ample work surfaces, sink unit, cupboards and drawers under. Fitted gas hob, oven, extractor fan, dishwasher, washing machine, space for American style fridge freezer, oak flooring, bi folding doors leading to the south west facing rear garden.

First Floor Landing

Oak flooring, vaulted ceiling, loft access. Shower room with sink unit, walk in shower, fully tiled walls and floor, chrome towel rail, extractor fan, loft access, door to:

Bedroom 1

11' 1" x 12' 11" (3.38m x 3.94m)
Stone fireplace, leaded light windows, power points, radiator, telephone point.

Bedroom 2

13' x 11' 1" (3.96m x 3.38m)
Lead light windows to both front and side aspects, oak flooring, radiator, power points.

Bedroom 3

10' 1" x 11' 7" max (3.07m x 3.53m max)
Oak flooring, lead light windows to both front and side aspects, airing cupboard, oak flooring.

Bedroom 4

9' 9" max into door recess x 8' 10" max (2.97m max into door recess x 2.69m max)
Oak flooring, lead light window, power points, radiator.

Family Bathroom

Comprising a panelled bath, shower attachment and shower screen, sink with vanity below, low flush WC, chrome heated towel rail, lead light window to side aspect, extractor fan.

Exterior

South west facing rear garden, fenced boundaries, rear gate. Off street parking to side via gated entrance.



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School House Pauls Lane, Hoddesdon

- Semi Detached Character Property
- Four Spacious Bedrooms
- Two Reception Rooms
- Preserved Gothic Revival Oak Framed Leaded Glass Feature Windows
- Ground Floor Shower Room & Family Bathroom
- Private Rear Garden
- Off Street Parking to Side via Gated Entrance
- Walking Distance to Town Centre

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

offers in excess of **£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD105543 - 0006

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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.



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