



The Lynch, Hoddesdon EN11 8EU

welcome to

The Lynch, Hoddesdon

WILLIAM H BROWN are thrilled to offer for sale this EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME with LAKE VIEWS, boasting 4 RECEPTION ROOMS, UTILITY ROOM, SOUTH WEST FACING REAR GARDEN, DOUBLE GARAGE and AMPLE PARKING. An early viewing is strongly recommended to appreciate this stunning residence



Accommodation Comprises

Main entrance front door leading to:

Entrance Hall

Doors leading to all rooms, stairs up to first floor.

Ground Floor Cloakroom

Low flush WC, vanity wash basin, window to front aspect.

Study

7' 5" x 6' 7" (2.26m x 2.01m)
Window to front aspect.

Lounge

20' 9" x 13' max (6.32m x 3.96m max)
Double doors and window to rear aspect, feature fireplace with log burner.

Reception 2

13' max x 11' 4" (3.96m max x 3.45m)
Window to front aspect.

Kitchen / Breakfast Room

22' 2" max x 20' 7" max (6.76m max x 6.27m max)
Wall and base units with work surfaces, space for American style fridge freezer, space for Range cooker, plumbing for dishwasher, sink unit, breakfast bar, dual aspect windows to side and rear aspects and door to rear aspect, skylight windows to ceiling.

Utility Room

6' 7" x 6' 2" (2.01m x 1.88m)
Wall and base units, stainless steel sink unit, space for washing machine, door and window to side aspect.

First Floor Landing

Access to all bedrooms, bathroom, airing cupboard and access to loft.

Bedroom 1

23' 7" x 14' max (7.19m x 4.27m max)
Window to rear aspect, built in wardrobes, access to en suite shower room.

En Suite Shower Room

Shower unit, low flush wc with concealed cistern and concealed storage cupboard with shelves, vanity wash basin, extractor fan, window to front aspect.

Bedroom 2

11' 9" x 10' 2" max (3.58m x 3.10m max)
Window to rear aspect, built in wardrobes.

Bedroom 3

11' 9" x 11' (3.58m x 3.35m)
Window to front aspect, built in wardrobes.

Bedroom 4

12' 1" max x 11' 7" max (3.68m max x 3.53m max)
Window to front aspect.

Family Bathroom

Comprising of a panel enclosed bath, low flush wc with concealed cistern, tall storage cupboard, wash hand basin, window to front aspect.

Rear Garden

Beautifully presented private rear garden with large natural stone patio area, raised sleeper vegetable growing area and a selection of fruit trees.

Garage

17' 5" x 17' 2" (5.31m x 5.23m)
Double doors to front and side door leading to the rear garden. Light and power connected.

Agents Note

The sellers advise that they pay a service charge of £1200.00 per annum for the upkeep of the private lake.

Agents Note

The house was originally five bedrooms. A partition has been removed to create a large master bedroom. This can be restored back by adding the partition.



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welcome to

The Lynch, Hoddesdon

- Four Bedroom Detached Family Home
- Double Garage
- Private Drive
- Family Bathroom, En Suite & Ground Floor Cloakroom
- Utility Room & Home Office/Study
- Beautifully Kept Private Rear Garden
- Lakeside Development
- Sought after Location

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

£950,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112647 - 0007

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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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