



**Lilac Road, Hoddesdon EN11 0PG**

**welcome to**

**Lilac Road, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this NO CHAIN THREE BEDROOM EXTENDED FAMILY HOME boasting spacious living accommodation throughout, a SOUTH FACING REAR GARDEN situated within this convenient location only moments away from local shops, schools and rail/bus links.



## Accommodation Comprises

Main front door to:

### Entrance Hall

Stairs to first floor, door to bathroom and door to lounge.

### Bathroom

A panelled bath, sink unit with vanity below, low flush wc, window, tiled walls.

### Lounge

13' 8" x 12' 3" ( 4.17m x 3.73m )

Window to front aspect, power points, laminate flooring. Feature fireplace, through to:

### Dining Area

17' 6" max x 7' 11" max ( 5.33m max x 2.41m max )

Window to rear aspect, power points, laminate flooring, storage cupboard.

### Kitchen

10' 1" x 9' 8" ( 3.07m x 2.95m )

Window and door to rear aspect, wall cupboards, work tops, cupboards and drawers under, Stainless steel sink unit, washing machine, space for cooker.

### First Floor Landing

Access to loft. Door to:

### Bedroom 1

12' 10" x 9' 9" ( 3.91m x 2.97m )

Built in wall to wall wardrobes, boiler cupboard, radiator, power points.

### Bedroom 2

11' 4" x 8' 7" ( 3.45m x 2.62m )

Window to rear aspect, power points, radiator.

### Bedroom 3

8' 3" x 8' 7" ( 2.51m x 2.62m )

Window to rear aspect, power points, radiator.

### Rear Garden

South facing rear garden with lawned area, fenced boundaries.

### Front Garden

Paved.



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## Lilac Road, Hoddesdon

- Extended Family Home
- Three Bedrooms
- South Facing Rear Garden
- Spacious Lounge & Dining Area
- Extended Kitchen
- Convenient Location
- Ideal for First Time Buyers & Professionals
- No Onward Chain

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

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112659 - 0004

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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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