



The Lynch, Hoddesdon EN11 8EU

welcome to

The Lynch, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this immaculately presented TWO BEDROOM TERRACED MEWS STYLE property positioned within this PRIVATE DEVELOPMENT, overlooking a stunning lake, within easy reach of Hoddesdon town centre with its many amenities. An internal viewing is strongly recommended



Accommodation Comprises

Double glazed main front door to:

Entrance Hall

Door to LOUNGE/DINING ROOM and door to :

Downstairs Cloakroom

Low level flush WC, window, sink unit.

Lounge

13' 8" max x 12' 9" max (4.17m max x 3.89m max)

Window to front aspect, power points, stairs to first floor, radiator.

Dining Area

6' 8" x 10' 10" (2.03m x 3.30m)

Patio doors to rear garden, radiator, power points.

Kitchen

9' 8" x 5' 8" (2.95m x 1.73m)

A range of modern wall cupboards, work surfaces with cupboards and drawers under. Fitted hob, oven and extractor fan, sink unit, plumbing for washing machine, space for fridge freezer. Window to rear aspect.

First Floor Landing

Loft access and door to:

Bedroom 1

14' 3" max x 9' 5" max (4.34m max x 2.87m max)

Window to front aspect, power points, radiator, built in wardrobe. Built in storage cupboard, airing cupboard housing combination boiler.

Bedroom 2

9' 2" x 6' (2.79m x 1.83m)

Window to rear aspect, power points, radiator.

Family Bathroom

With a panelled bath, low level flush WC ,small wall mounted cupboard, window to rear aspect, radiator.

Exterior

Rear garden with a paved area, lawned area, fenced boundaries. Front garden small path. Allocated parking space and communal parking spaces.

Agents Note

There is a Management/Service charge of £850 per annum for the maintenance of the lake and private areas which include the court yard.



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The Lynch, Hoddesdon

- Two Bedroom Mews Style Terraced Home
- Allocated Parking
- Private Development
- Downstairs Cloakroom & Family Bathroom
- Spacious Kitchen/Dining Area
- Rear Garden
- Sought-after Location
- Boiler under warranty until 2 July 2029

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£385,000



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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.



Property Ref:
HSD112027 - 0007

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