



**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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HSD112027 - 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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