



The Lynch, Hoddesdon EN11 8EU

welcome to

The Lynch, Hoddesdon

WILLIAM H BROWN are delighted to present this truly outstanding well maintained TWO BEDROOM MEWS style home, boasting spectacular views over the lake, ideally situated within this prestigious location only moments away from both Hoddesdon and Broxbourne High street and mainline station.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Door to ground floor cloakroom, door to lounge.

Ground Floor Cloakroom

Low flush wc, sink unit, window to front aspect, radiator.

Lounge

Stairs to first floor, storage cupboard, window to front aspect with views over the lake. Stairs to first floor with further storage below, Access to:

Kitchen / Dining Room

Fitted with wall and base units with work surfaces, breakfast bar, built in fridge freezer, gas hob, oven, extractor fan, washing machine, sink unit, doors and window to rear aspect.

First Floor Landing

Loft access. Door to shower room, doors to bedrooms.

Bedroom 1

Window to front aspect with views over lake, storage cupboard, built in wardrobes. Power points, radiator.

Bedroom 2

Window to rear aspect, power points, radiator.

Shower Room

Shower cubicle, sink unit with vanity below, low flush wc, window to rear aspect.

Rear Garden

Maintenance free rear garden, fenced boundaries, light and water tap.

Agents Note

There is a Management/Service charge of £800 per annum for the maintenance of the lake and private areas which include the court yard.



view this property online williamhbrown.co.uk/Property/HSD112841



welcome to

The Lynch, Hoddesdon

- Two bedroom terraced home
- Sought-after private development
- Spacious lounge
- Modern fitted kitchen/dining area
- Well maintained private rear garden
- Allocated parking
- Excellent transport links to London
- Walking distance to Hoddesdon town centre and amenities

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

offers in excess of **£390,000**



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112841



Property Ref:
HSD112841 - 0006

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.

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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk