

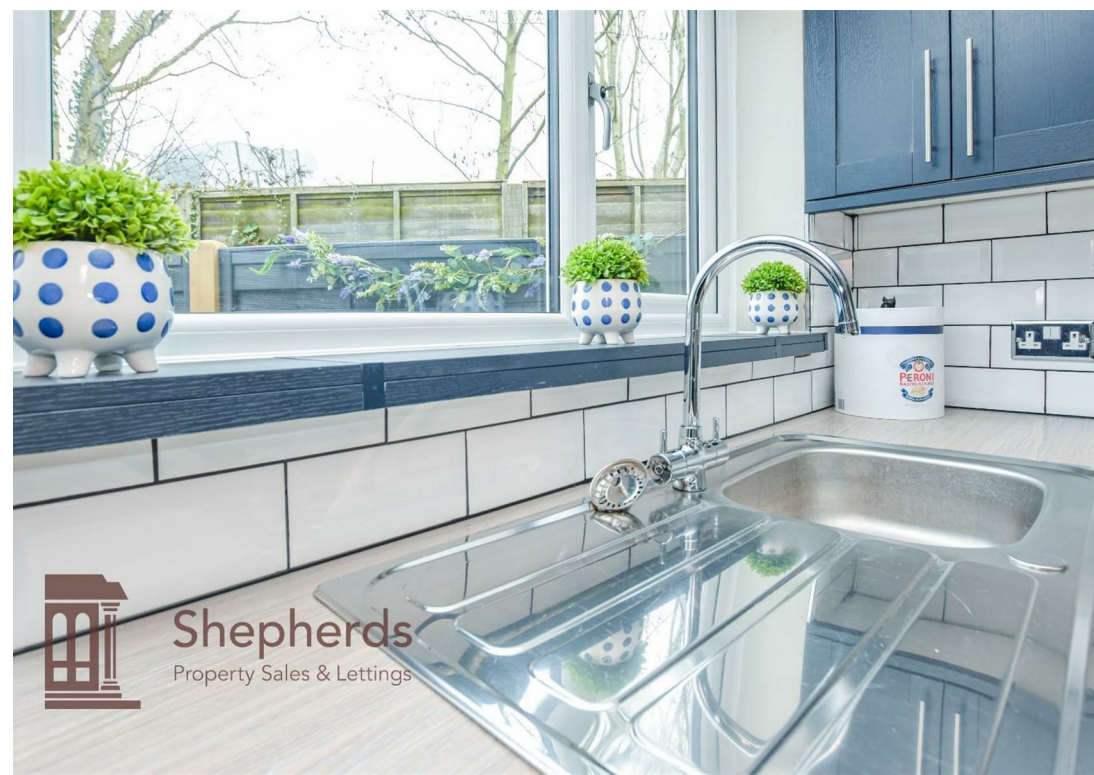
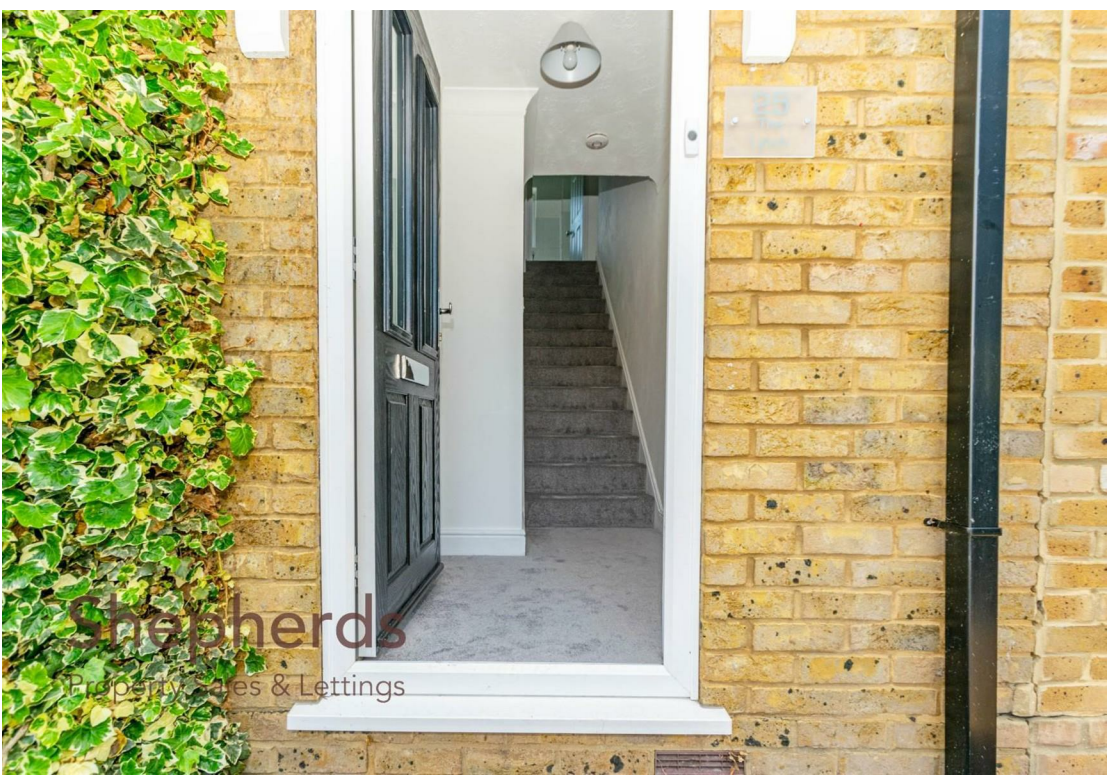


Shepherds
Property Sales & Lettings



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The Lynch | Hoddesdon | EN11 8EU | £475,000





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A Double Fronted FOUR BEDROOM End Terrace property enviably located in prestigious private development located in idyllic location set around a large private carp lake.

The property has allocated parking and the rear garden has just been neatly remodelled with new coloured fencing surround and terraced decking area.

The property offers well proportioned family accommodation throughout comprising: Dual aspect living room , Large kitchen/ dining Room with recently re fitted modern kitchen units. To the first floor there is a tiled family Bathroom, Four Bedrooms with the potential to create a 5th Bed room/ dressing Room.

Hoddesdon Town Centre offers a variety of shops and restaurants. The area is popular with commuters with Broxbourne station within reach offering frequent services into Liverpool street via at Tottenham Hale or Stratford international.

We are advised by the Vendors the Private Development has an annual residents service charge of £550.00 per annum for up keep of the delightful Lake and Communal gardens areas.

*Mains drainage * Mains water * Mains gas and electricity *

- Lakeside Development
- Dual Aspect Living Room
- Gas Central Heating
- Four Bedrooms
- Allocated Parking
- Private Road
- Large Kitchen Diner
- Close to Town Centre
- Chain Free



Entrance Hall	Bedroom Three
4'10" x 4'4"	10'7" x 8'11" max
Living Room	Bedroom Four
23'9" x 13'5" max	8'6" x 6'10"
Kitchen Diner	Bathroom
23'9" x 10'6"	6'5" x 5'8"
First Floor Landing	External
9'4" x 8'8"	Rear Garden
Bedroom One	30'
14'5" x 10'7"	Allocated Parking
Bedroom Two	Communal Grounds
13'7" x 12'3" max	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

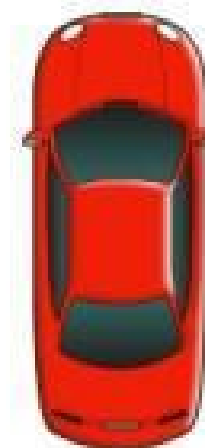


Tenure : Freehold
Council: Borough of Broxbourne
Tax Band: E





The Lynch, Hoddesdon



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FINE & COUNTRY

