



Shepherds



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Property Sales & Lettings

Lampits | Hoddesdon | EN11 8DY | £535,000



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## Lampits | Hoddesdon | EN11 8DY

Situated within the highly sought after Lampits development close to the town centre of Hoddesdon, this delightful semi-detached family home was built in 1969 and has been thoughtfully extended to by its current owner, to provide flexible and ample living space, boasting an impressive 1,345 square feet.

Upon entering, you are greeted by a large hall/ reception area , two reception rooms, good size kitchen. and a ground floor bedroom 4/ further reception room, which would be ideal accommodation for a dependant relative. The property also includes first floor family bathroom, en suite to principle bedroom and a ground floor cloakroom, providing convenience for busy mornings and evening routines.

The exterior of the house offers parking for one vehicle a valuable asset in this desirable location and an attached garage, which would provide ample potential for motor bikes/ pedal bikes and storage, the west facing rear garden is ideal for late evening summer dining.

This semi-detached house in Hoddesdon with its spacious layout and prime location, presents a wonderful opportunity for those seeking a comfortable family home located within a short distance of the town center and its excellent choice of shops, supermarkets and leisure facilities, schooling and transport facilities.

The property benefits from gas central heating, mains drainage, water and electricity and is Chain Free



- Extended Semi Detached House
- 2 Bathrooms & Cloakroom
- 2 Reception Rooms
- Views Over New River
- Close to Town Centre
- 4 Double Bedrooms
- Kitchen/ Breakfast Room
- Chain Free Sale
- Gas Central Heating
- 1345 Sq Ft Approx Floor Space



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**Tenure :** Freehold  
**Council:** Broxbourne Borough Council  
**Tax Band:** D



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Entrance Door

Entrance Hall

9'8 x 4'3

Cloakroom

Dining Room

16'6 x 13'8

Living Room

14'3 x 12'2

Kitchen/Breakfast Room

9'9 x 8'5

Bedroom Four/ Reception Room

15'8 x 7'7

First Floor Landing

Principal Bedroom

16'1 x 12'8

En-Suite Shower Room

5'8 x 5'

Bedroom Two

12'1 x 10'7 inc wds

Family Bathroom

8'2 x 6'

Bedroom Three

11'11 x 8'

Exterior

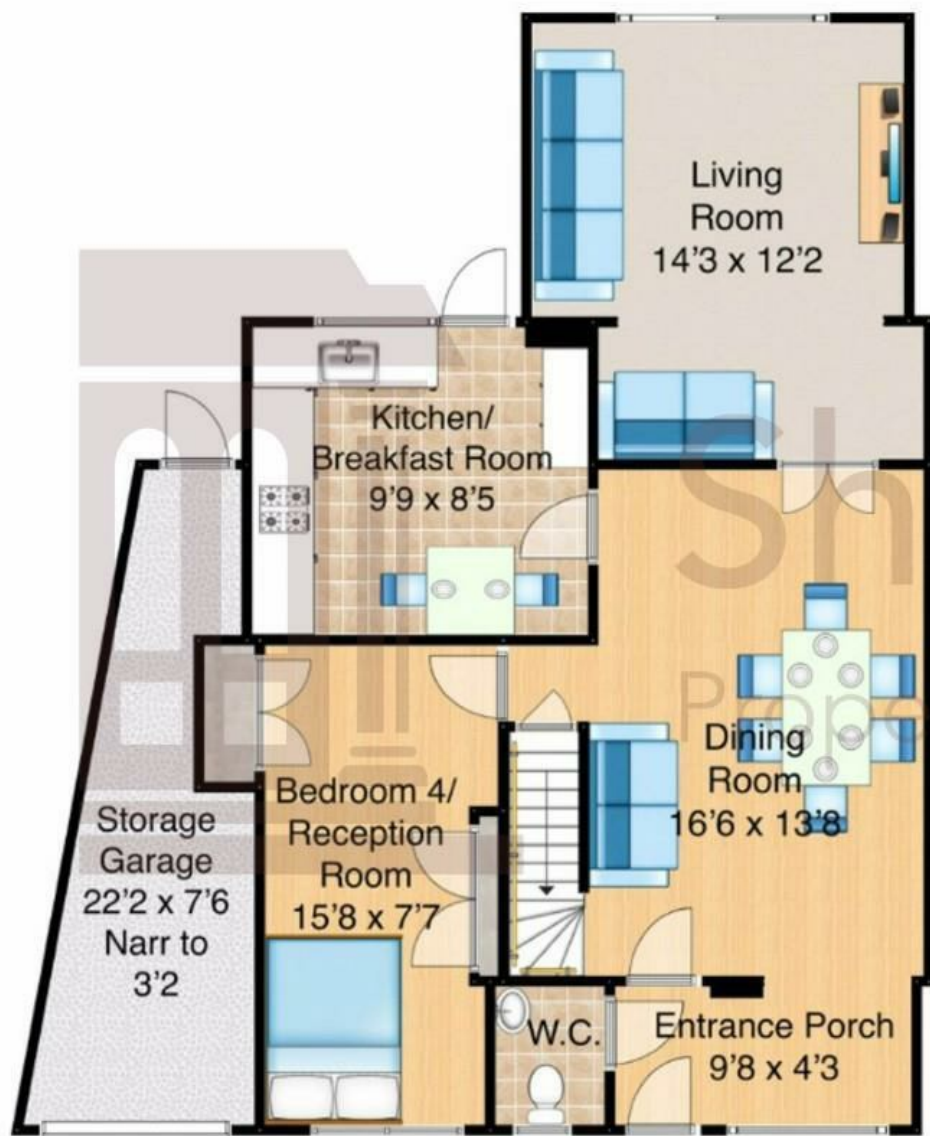
Front Garden & Driveway

Storage Garage

22'2 x 7'6 narr 3'2

Rear Garden

# Lampits, Hoddesdon



Approx Sq Ft inc Garage 1345



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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