



Lilliards Close, Hoddesdon EN11 0RU

welcome to

Lilliards Close, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this remarkable DOUBLE STOREY EXTENDED FOUR BEDROOM with STEAM ROOM/JACUZZI, UTILITY ROOM, GROUND FLOOR CLOAKROOM and OFF STREET PARKING ideally located within walking distance to local amenities, reputable schools and transport links.



Accommodation Comprises

Main front door leading to;

Entrance Lobby

With storage cupboard, column radiator, tiled flooring, double glazed window, spot lights. Door to:

Open Plan Lounge

Two French doors to rear garden, Media wall, stairs to first floor, radiator, power points. Dining area with column radiator, double glazed window, spot lights, coving to ceiling.

Fitted Kitchen

Recently fitted with a range of white gloss wall cupboards, ample granite work tops with cupboards and drawers under, breakfast bar with further storage below, fitted Bosch gas hob, double oven and extractor fan, dishwasher, space for American style fridge freezer, tiled flooring, column radiator, TV point, power points. Door to:

Utility Room

Tiled flooring, column radiator, double glazed window, door to rear garden, plumbing for washing machine, storage cupboard.

Ground Floor Cloakroom

Low level wc, sensor lighting, column radiator, tiled walls and tiled flooring.

First Floor Landing

Door to:

Master Bedroom

Double glazed window, column radiator, TV point, power points, door to:

Dressing Room

Column radiator, spot lights, storage and drawers.

En Suite Shower Room

Comprising of a fully tiled shower cubicle, sink unit with vanity below, low flush wc, storage, tiled flooring and tiled walls, double glazed window. spot

lights, column chrome radiator.

Bedroom 2

Double glazed window, power points, radiator, built in wardrobes.

Bedroom 3

Double glazed window, power points, radiator.

Bedroom 4

Double glazed window, power points, radiator. (Currently used as a Dressing Room).

Luxuryr Family Bathroom

A tied panelled bath with shower attachment, low level flush wc, sink unit with vanity below, column radiator, double glazed window, spot lights, extractor fan.

Rear Garden

South west facing rear garden with a decked area, artificial lawn, raised fenced boundaries.

Home Office / Gym

Light and power connected, The side of property has a built in STEAM ROOM/JACUZZI and a media wall.

Front Garden

Paved providing AMPLE OFF STREET PARKING.



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welcome to

Lilliards Close, Hoddesdon

- Double storey extended family home
- Four bedrooms
- Utility room & ground floor cloakroom
- Luxury family bathroom & en suite shower room
- Dressing room
- Southwest facing rear garden & off street parking
- Home office/gym & steam room/Jacuzzi
- No onward chain

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

£580,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD113085 - 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



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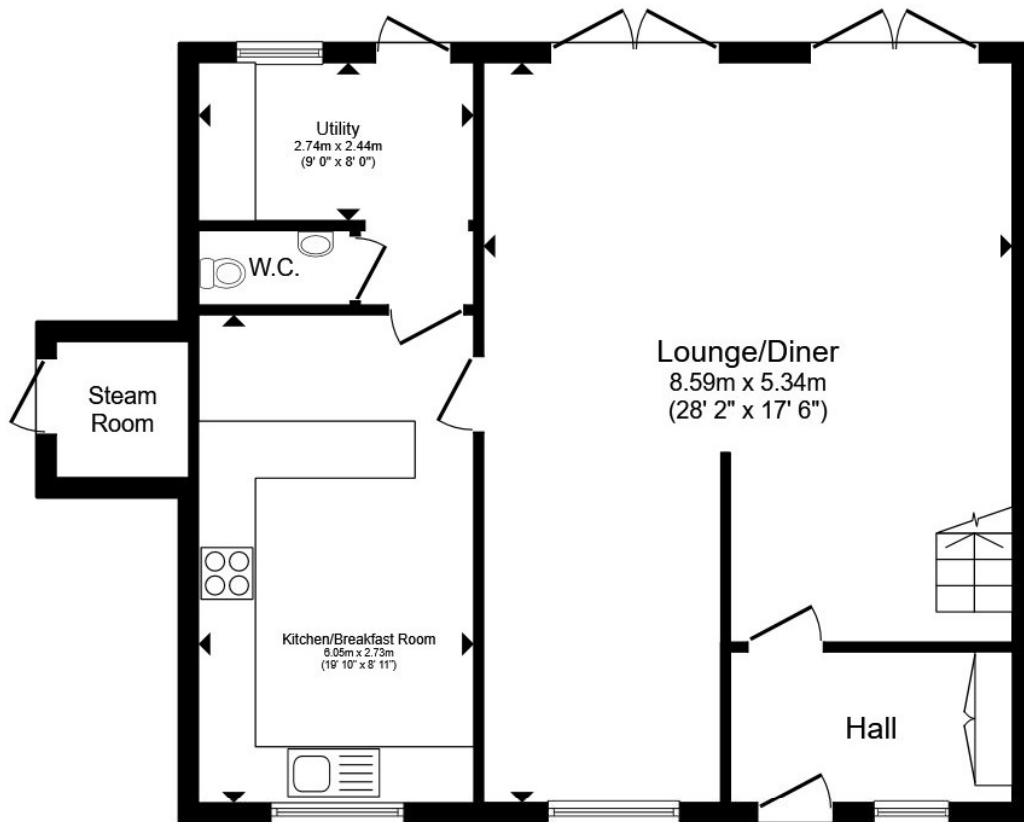
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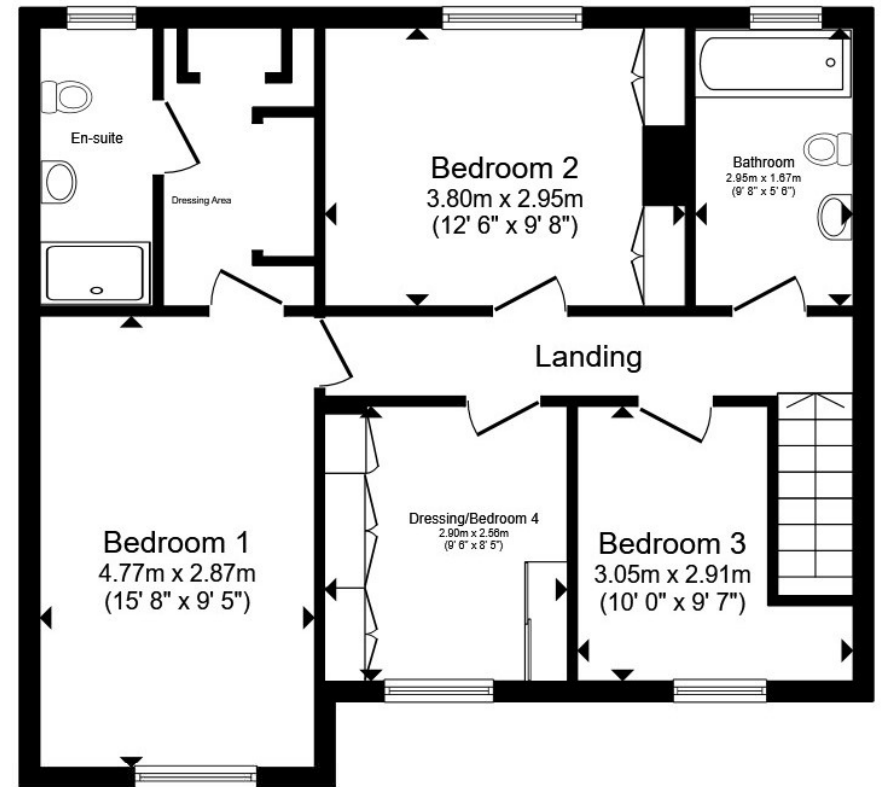
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Ground Floor



First Floor

Total floor area 130.9 m² (1,409 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io