

EST. 1984



**Jean Hennigan Properties**

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,  
Surveyors, Valuers,  
& Residential  
Lettings*

\*\*\*\*\*

*Dedicated To  
Quality Without  
Compromise*

\*\*\*\*\*

*For A Free  
Valuation Without  
Obligation Please  
Telephone:  
01992 445055*

\*\*\*\*\*

*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

\*\*\*\*\*

*Facsimile:  
01992 443807*

**LAMPITS,  
HODDESDON, HERTFORDSHIRE, EN11 8EG.**



*This deceptively spacious, and extended, two double bedroom end of terrace family home, benefits from a well maintained south facing rear garden, an en-bloc garage, gas fired central heating and double glazed windows and doors, and is situated within a short walk of Hoddesdon Town Centre, which offers a wide variety of shops/supermarkets, a range of leisure facilities and a selection of eateries from around globe.*

*The property is ideal for the commuter with the A10 only a few minutes' drive and providing access to the M25 and A414. Broxbourne and Rye House British Rail Station are also within easy access and provide fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge, whilst a choice of highly regarded schools are also close to hand.*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL WITH DEEPS STORAGE CUPBOARD\***

**\*CLOAKROOM\***

**\*GOOD SIZED SITTING ROOM\***

**\*OPEN PLAN DINING ROOM AND KITCHEN/BREAKFAST ROOM\***

**\*TWO DOUBLE BEDROOMS\***

**\*GOOD SIZE BATHROOM\***

**\*GAS FIRED CENTRAL HETAING\***

**\*DOUBLE GLAZED WINDOWS\***

**\*SOUTH FACING REAR GARDEN\***

**\*EN-BLOCK GARAGE\***

**\*NO PETS\* \*NON SMOKERS\***

**\*AVAILABLE FROM MID/LATE DECEMBER 2024\***

*A covered entrance with timber panelled door and decorative glazed inset affords access to:*

**RECEPTION HALL** *Radiator, telephone point and deep storage cupboard, with light connected, housing the gas fired combination boiler. Multi pane glazed door to sitting room and panelled door to:*



**CLOAKROOM** *Double glazed window to front. Partly tiled in decorative ceramics with suite comprising; low flush w.c. and corner wash hand basin with cupboard below.*

**SITTING ROOM** *17'10 x 12'6 Double glazed window to front, radiator, TV point and feature electric fire with decorative surround and mantle. Turning staircase to first floor with deep storage cupboard below and archway to:*



**DINING ROOM** *14' x 9'2 Double glazed window and further double glazed sliding patio door to garden. A peninsular breakfast bar provides a natural division from.*



**KITCHEN** *11'5 x 9'10 Fitted with a range of oak wall and base units with ample granite effect working surfaces and decorative tiles splashbacks. Fitted electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Recess with plumbing for washing machine and space for fridge and freezer. Double glazed window to rear and telephone point.*

**FIRST FLOOR**

**LANDING** *Doors to bedrooms and bathroom*

**BEDROOM ONE** 15'8 x 12'11 Double glazed windows to front and rear. Fitted with a range of full height wardrobes with matching vanity unit and chest of drawers. Two radiators.



**BEDROOM TWO** 11'6 x 9'9 (into wardrobes) Double glazed window to side with radiator below. Recessed spot lighting, wood effect flooring and full height fitted wardrobe with sliding doors.



**FAMILY BATHROOM** 11'6 x 6'8 Partly tiled with suite comprising; low flush w.c. with hide-away cistern, wash hand basin inset into surface with double cupboard below and oval bath with mixer tap and shower attachment. Obscure glazed windows to front, wall mounted heater, radiator and two fitted storage cupboards.



## **EXTERIOR**

To the front of the property is a low maintenance paved garden.

The property enjoys a well maintained south facing rear garden which is principally paved and enclosing a lawned area. The garden is bordered by well stocked flowering shrub beds and panelled fencing. Pedestrian access is afforded to one side and there is a garage en-block.



COUNCIL TAX BAND. D £2,094.99 (As of December 2024)

**PRICE: £1,650.00 Per Calendar Month**

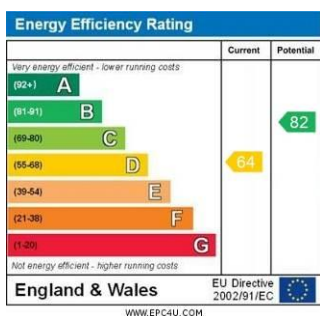
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect,  
Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



### **Energy Performance Graph**



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

**VIEWING:** By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det0420

Visit us or email us at:

[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)

[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)

