

2 Fitzpatrick Lane  
Hoddesdon, EN11 9FJ  
Guide price £575,000







## 2 Fitzpatrick Lane Hoddesdon, EN11 9FJ

A well-designed 1,244 sq.ft. 3/4 bedroom home with home office / 4th bedroom arranged over three floors with allocated parking for two cars, open-plan kitchen/living/dining area leading onto the landscaped garden.

Internal specifications to include designer kitchen with Granite/Quartz worktop with Bosch appliances, including ceramic hob, single oven, integrated dishwasher, integrated fridge and integrated freezer, high quality Amtico and carpet flooring with zoned underfloor heating to the ground floor and bathrooms.

Welcome to Boxwood Park, a development consisting of just twenty-four innovative and modern 3, 4 and 5 bedroom homes set within a natural and tranquil haven lined with a backdrop of the beautiful Hertfordshire countryside.

For those seeking countryside ambiance with City links, Boxwood Park provides on all fronts when it comes to an outstanding location. For amenities, you will find a great selection of boutique and high street shops, restaurants and bars in both Hertford and Ware with St Margarets station offering links into Tottenham Hale (27 minutes) and London Kings Cross (42 minutes). Boxwood Park further benefits from excellent road connections to the A10, A1(M) and M25 making the Capital's amenities easily accessible whilst further providing families with a range of highly-regarded state, grammar and private schools such as Hertford Heath Primary School, Simon Balle all-through school and the renowned Haileybury college in the area.

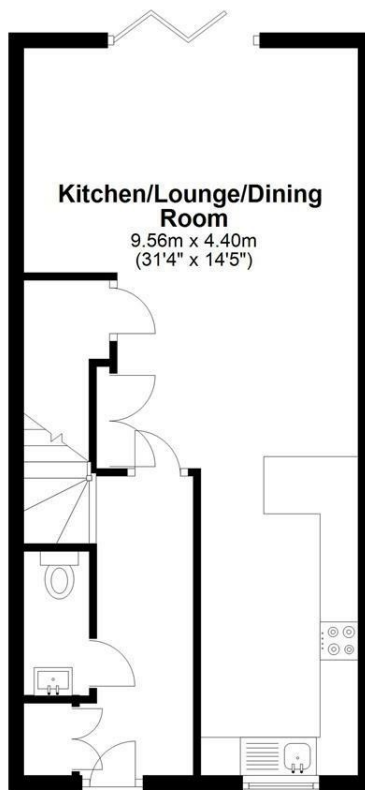






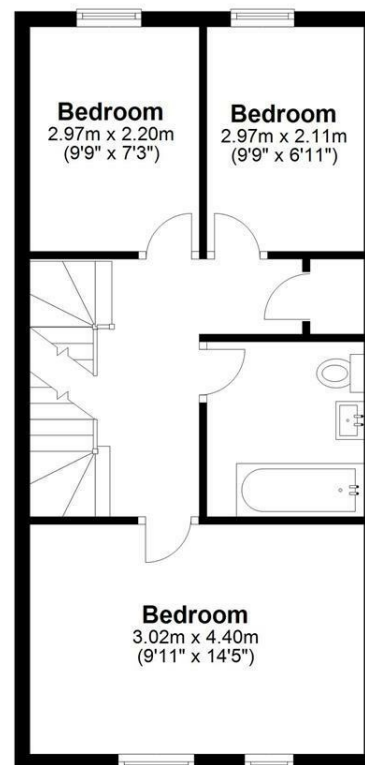
## Ground Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



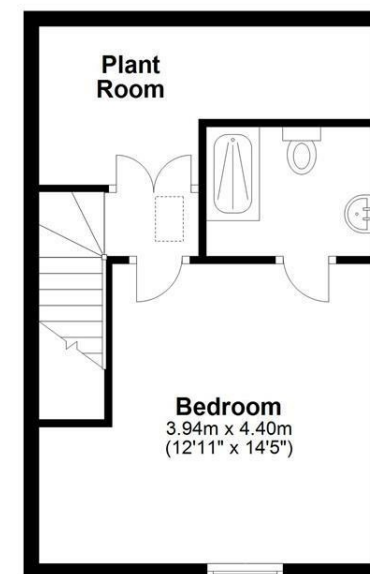
## First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



## Second Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 115.6 sq. metres (1244.2 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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