

16 Fitzpatrick Lane
Hoddesdon, EN11 9FJ
Offers in excess of £1,000,000





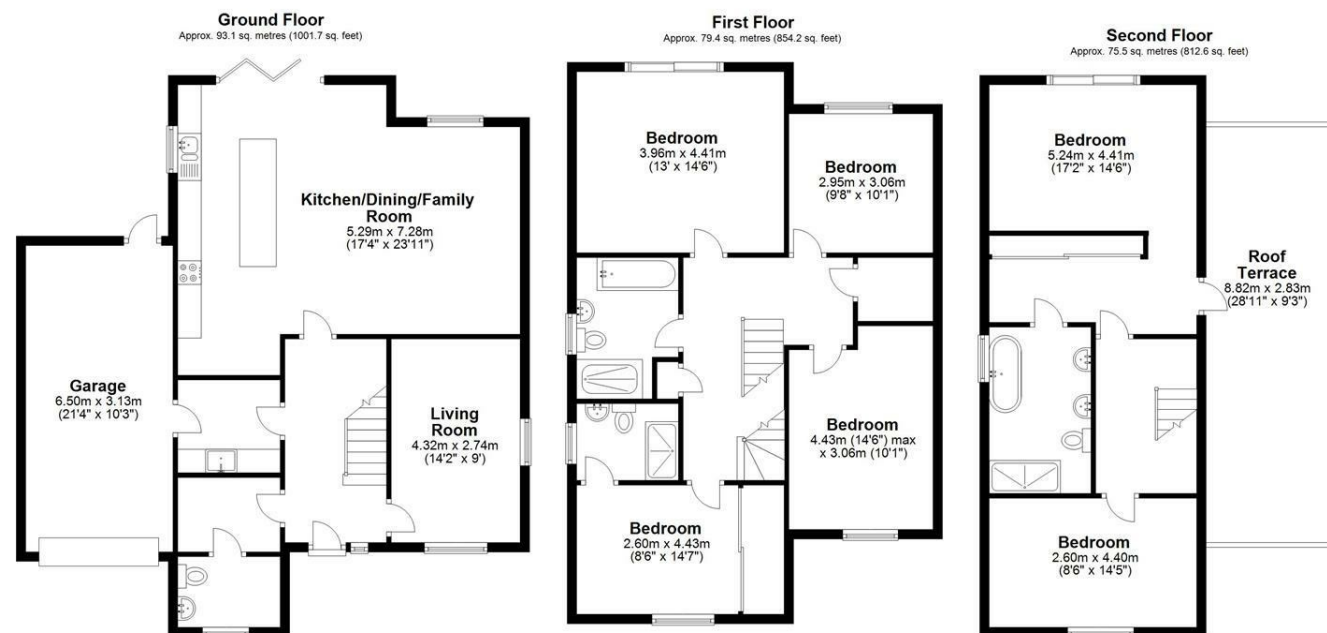
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A substantial 2,668 sq.ft. 5/6 bedroom detached family home with integral garage and driveway, spacious kitchen/living/dining area with bi-folding doors leading onto the landscaped south-facing garden along with an extremely impressive master bedroom suite with dressing area, en-suite and access onto the private roof terrace.

Internal specifications to include designer kitchen with Granite/Quartz worktop with Siemens appliances, including ceramic hob, double oven, integrated dishwasher, American style fridge freezer, wine cooler, instant hot water tap and double sink, high quality Amtico and carpet flooring with zoned underfloor heating to the ground floor and bathrooms.

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.





Total area: approx. 247.9 sq. metres (2668.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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