

18 Fitzpatrick Lane
Hoddesdon, EN11 9FJ
£850,000





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Offering approximately 1,600 sq.ft. of beautifully presented living space, this four-bedroom detached family home delivers the perfect blend of style, practicality, and high-quality finishes—ideal for modern family life.

Located in the sought-after Boxwood Park development, the property features a private driveway and integral garage, with a well-balanced layout designed for everyday comfort and entertaining alike.

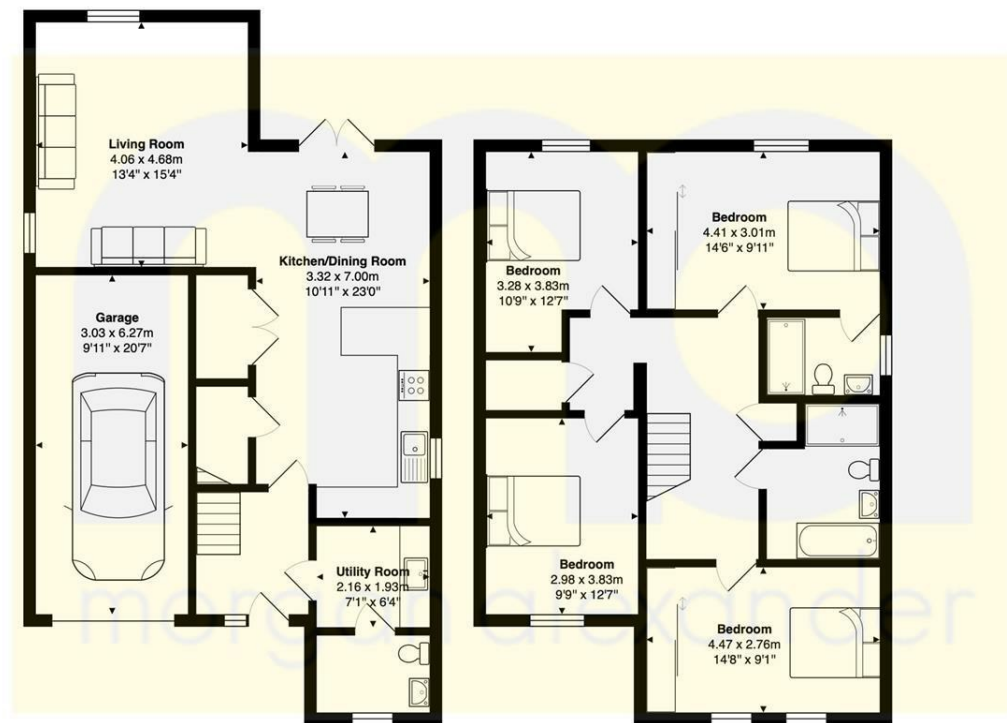
At the heart of the home is a stunning open-plan kitchen/living/dining area, filled with natural light and offering seamless access to the landscaped south-facing garden via elegant bi-folding doors—perfect for indoor-outdoor living throughout the seasons.

The designer kitchen is thoughtfully equipped with Granite/Quartz worktops and a comprehensive range of Siemens appliances, including a ceramic hob, double oven, integrated dishwasher, American-style fridge freezer, wine cooler, instant hot water tap, and double sink. The ground floor and bathrooms benefit from zoned underfloor heating, finished with a mix of premium Amtico and plush carpet flooring.

Upstairs, four well-proportioned bedrooms provide excellent accommodation for families, with the principal bedroom.

Boxwood Park offers a fantastic lifestyle setting, combining a peaceful countryside feel with excellent connectivity. Nearby St Margarets Station provides direct rail links to Tottenham Hale (27 minutes) and London Kings Cross (42 minutes), while both Hertford and Ware offer a wide range of boutique shops, high street stores, cafes, restaurants, and bars. Families will appreciate access to a number of highly regarded schools, including Hertford Heath Primary School, Simon Balle all-through school, and the prestigious Haileybury College. Excellent road links to the A10, A1(M) and M25 further enhance the home's convenience for commuters.





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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	EU Directive 2002/91/EC		England & Wales	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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40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk