

RESIDENTIAL SALES & LETTINGS



8 Baas Lane

Broxbourne, EN10 7EE

Price Guide £925,000



OFFERED CHAIN FREE !!! KIRBY COLLETTI are delighted to bring to market this THREE BEDROOM DETACHED HOUSE which offers an amazing redevelopment opportunity to create a stunning residence (Subject to planning permission) . Sitting on an attractive plot measuring 170ft long x 48ft wide.

Located within a short stroll to local shops, restaurants, Broxbourne Railway Station and catchment for outstanding schools. CALL TO ARRANGE AN INTERNAL INSPECTION

- FANTASTIC REDEVELOPMENT PROJECT (STPP)
- THREE BEDROOMS
- CATCHMENT FOR OUTSTANDING SCHOOLS
- HIGHLY DESIRABLE LOCATION
- LOUNGE
- SHORT WALK TO BROXBOURNE RAILWAY STATION
- SOUTH EASTERLY PLOT 170ft x 48ft
- KITCHEN/BREAKFAST ROOM







ACCOMMODATION

Entrance door to:

RECEPTION HALL

10 x 6'10 (3.05m x 2.08m)

Stairs up to first floor. Under stairs storage cupboard. Radiator. Door to:

W.C

6'10 x 2'10 (2.08m x 0.86m)

Side aspect window. Low level W.C. Wash hand basin.

KITCHEN/BREAKFAST ROOM

14'7 x 10'6 (4.45m x 3.20m)

Dual aspect windows. Door to Carport. Door to:

LOUNGE

23'8 into bay x 12 (7.21m into bay x 3.66m)

Front aspect bay window, two windows to side and rear aspect sliding patio door to garden.

LANDING

Front aspect window and window to side. Access to loft.

BEDROOM 1

12'8 x 11'9 (3.86m x 3.58m)

Front aspect window. Radiator.

BEDROOM 2

11'9 x 10'6 (3.58m x 3.20m)

Rear aspect window. Radiator.

BEDROOM 3

10'9 x 6'9 (3.28m x 2.06m)

Rear aspect window. Radiator.

BATHROOM/W.C

7'10 x 5'5 (2.39m x 1.65m)

Side aspect window. Panel enclosed bath. Low level

W.C. Pedestal wash hand basin.

OUTSIDE

The overall plot is approx. 170ft x 48ft.

FRONT GARDEN

Long driveway leading to Car port and large lawn to side which could be landscaped to create further parking for multiple vehicles.

CAR PORT

22'9 x 9 (6.93m x 2.74m)

Gate to garden. Double doors to:

GARAGE

21'7 x 9'3 (6.58m x 2.82m)

REAR GARDEN

South East facing. 75ft deep x 48ft wide.

Tel: 01992471888









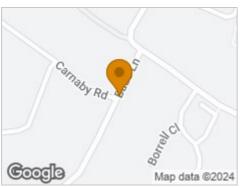




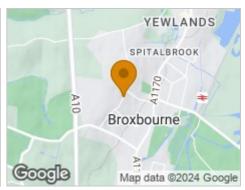




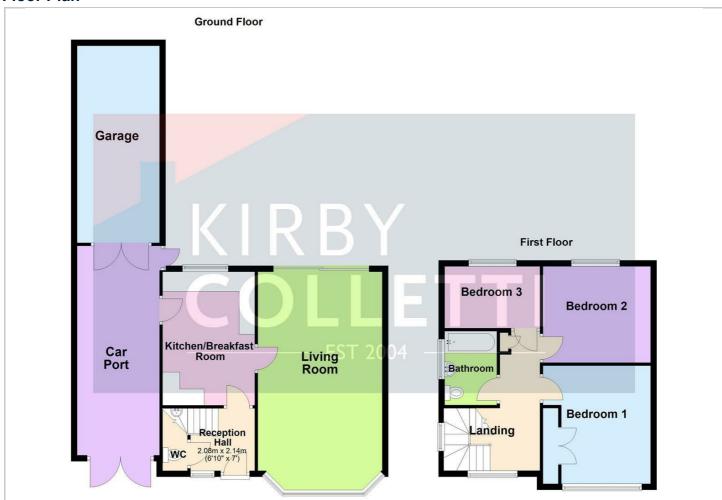
Road Map Hybrid Map Terrain Map







Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

