

**KIRBY  
COLLETTI**  
EST 2004



Kingfishers 15 Baas Lane, Broxbourne, EN10 7EH

**Guide Price £1,250,000**

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# Kingfishers 15 Baas Lane

Broxbourne, EN10 7EH

- Detached House
- Three Reception Rooms
- Utility Room
- En Suite Shower Room
- Ample Off Street Parking
- Four Bedrooms
- Beautifully Appointed Kitchen/Dining/Family Room
- Cloakroom
- West Facing Garden
- Planning Permission granted to extend further if required, Plans are available upon request.

Kirby Colletti are delighted to offer this Extended and well presented Four Bedroom Detached House situated in one of Broxbourne's highly sought after residential roads, within a short walk to Excellent Schools, Local Shops & Restaurants, River Lea and Broxbourne Railway Station with its excellent service into London. Also a short drive to the Hertfordshire Golf & Country Club and also Haileybury College.

The property benefits from a superb Kitchen/Dining/Family Room with views over the secluded west facing garden. Living Room plus additional Sitting Room. Cloakroom. En Suite Shower Room to Bedroom One. Family Bath/Shower Room. Ample off street parking and Planning Permission granted to extend further if required, Plans are available upon request.



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## Accommodation

<b>Entrance Hall</b>	20'6" x 7 (6.25m" x 2.13m)
<b>Cloakroom</b>	5'2" 3'2" (1.57m" 0.97m")
<b>Sitting Room</b>	12'6" x 12'6" (3.81m" x 3.81m")
<b>Living Room</b>	23 x 12'7" (7.01m x 3.84m")
<b>Kitchen/Dining/Family Room</b>	39'8" x 24'5" max (12.09m" x 7.44m" max)
<b>Utility Room</b>	8'9" x 8'3" (2.67m" x 2.51m")
<b>Garage/Store Room</b>	9'9"x 8'5" (2.97m"x 2.57m")
<b>First Floor Landing</b>	
<b>Bedroom One</b>	19'9"max x 12'4" (6.02m"max x 3.76m")
<b>En Suite Shower Room</b>	10'1" x 5'5" (3.07m" x 1.65m")
<b>Bedroom Two</b>	12'10" x 12'2" (3.91m" x 3.71m")



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**Bedroom Three**

12'7" x 10'8" (3.84m" x 3.25m" )

**Bedroom Four**

9'2" x 8'8" (2.79m" x 2.64m")

**Family Bathroom**

10' x 7'5" (3.05m x 2.26m")

**Exterior**

**Rear Garden**

**Front Garden**







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Floor Plans



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

