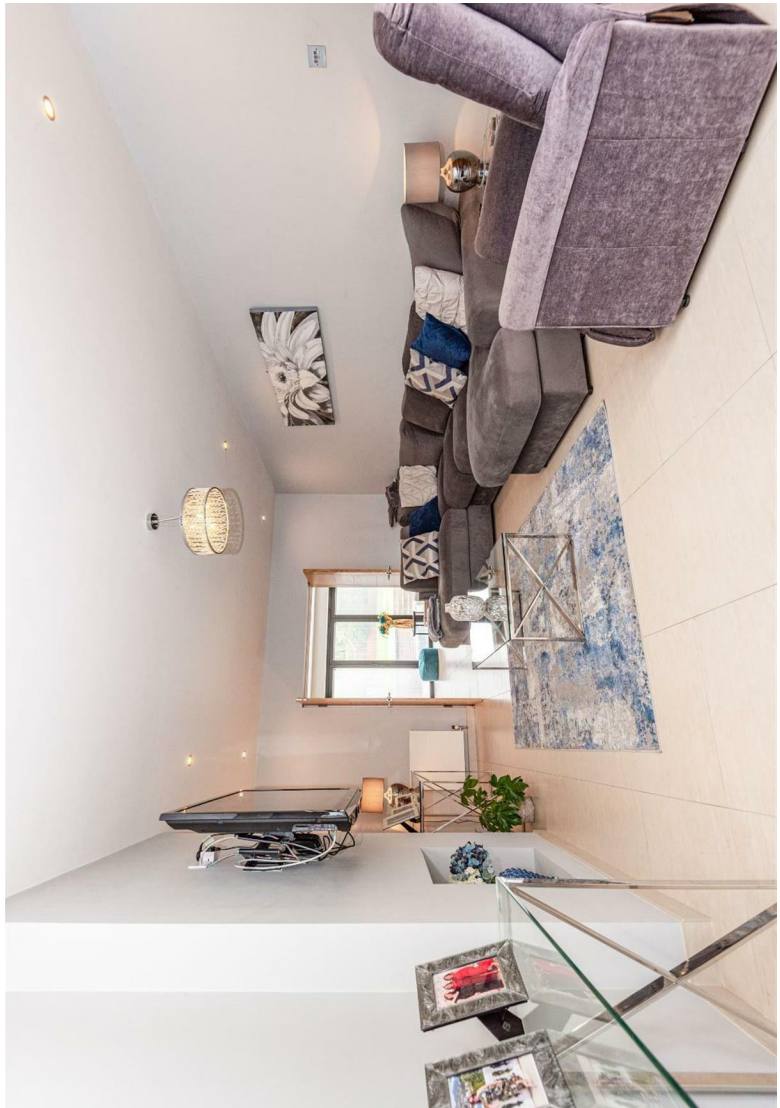
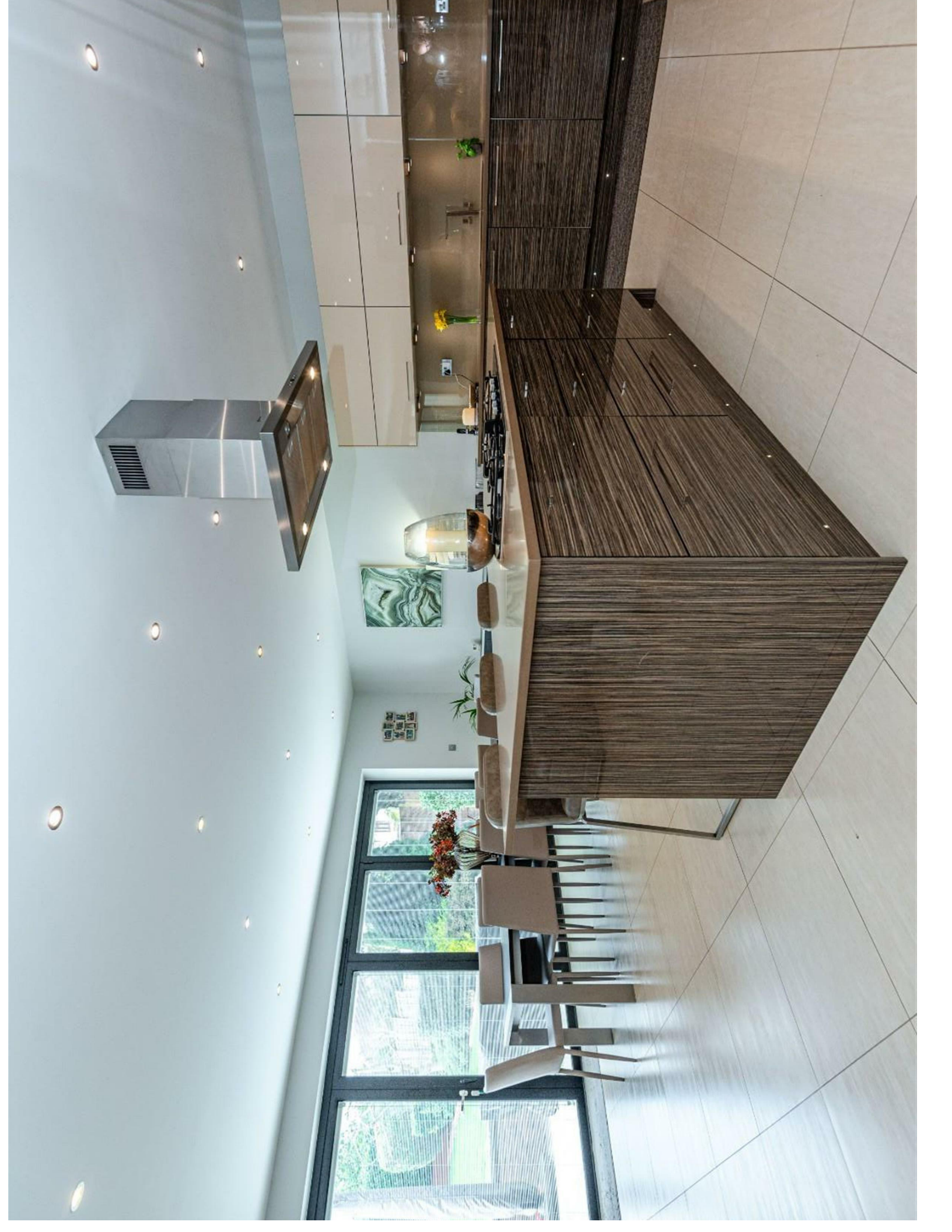




FINE & COUNTRY

Baas Lane | BROXBORNE | EN10 7EH





Baas Lane | BROXBOURNE | EN10 7EH

An immaculate 4/5 bedroom extended detached house in one of Broxbourne's most prestigious roads within walking distance of Broxbourne School, Shops and the railway station. Broxbourne Station provides a fast link to London's Liverpool Street station with a 25minute ravel time during peak times. The property has outline planning permission to extend to into a six bedroom 6 bathroom detached house.

The accommodation comprises of a large entrance door leading to a large reception hall, cloakroom, a large living room with double opening doors to the sitting room that has bifold doors with internal blinds and underfloor heating. Leading from the sitting room is open plan to the beautifully fitted kitchen dining family room that has matching bifold doors leading to the garden and the kitchen has an extensive range of base and wall units with fitted appliances and includes a large island unit with an inset hob and extractor unit breakfast bar seating. The kitchen area also has underfloor heating and a door leading to the utility room, which also has underfloor heating and a door leading to the storage garage. To the right of the front door is bedroom five that could also be used as a reception room.

Upstairs in the house is a main bedroom with a beautiful en-suite shower room. Bedroom two and three are double bedrooms and the fourth is a single bedroom that is presently being used as a dressing room. A large family bath/ shower room finishes off the accommodation.

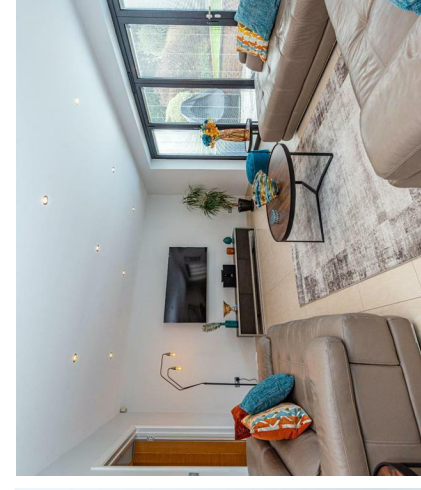
The property benefits from gas central heating and underfloor heating, UPVC double glazing and tiled floors on the ground floor.

Externally the property has a large driveway to the front that provides plenty of parking and access to the storage garage. Directly to the rear of the house is a large patio with steps that lead up onto the lawn with border areas and fenced boundaries. The garden has a westerly aspect that can be a real suntrap.

Broxbourne is a popular town on the Hertfordshire Essex border and outside the M25 along the A10 that runs from London north to Cambridge and beyond. Broxbourne has the benefit of several green spaces for walking and bike riding with access to the Lea Valley Regional Park and the tow path that runs to Waltham Abbey, London and North to Hertford. Broxbourne boasts a high quality Golf and Country Club as well as easy access to other golf courses in Nazeing and Brickendon.

- Detached House
- Prime Broxbourne Location
- 2 Large Receptions
- 4/5 Bedrooms
- Stunning Kitchen
- Bifold Doors
- Westerly Facing Garden
- 2 Bathrooms & a Cloakroom
- Planning Permission To Extend

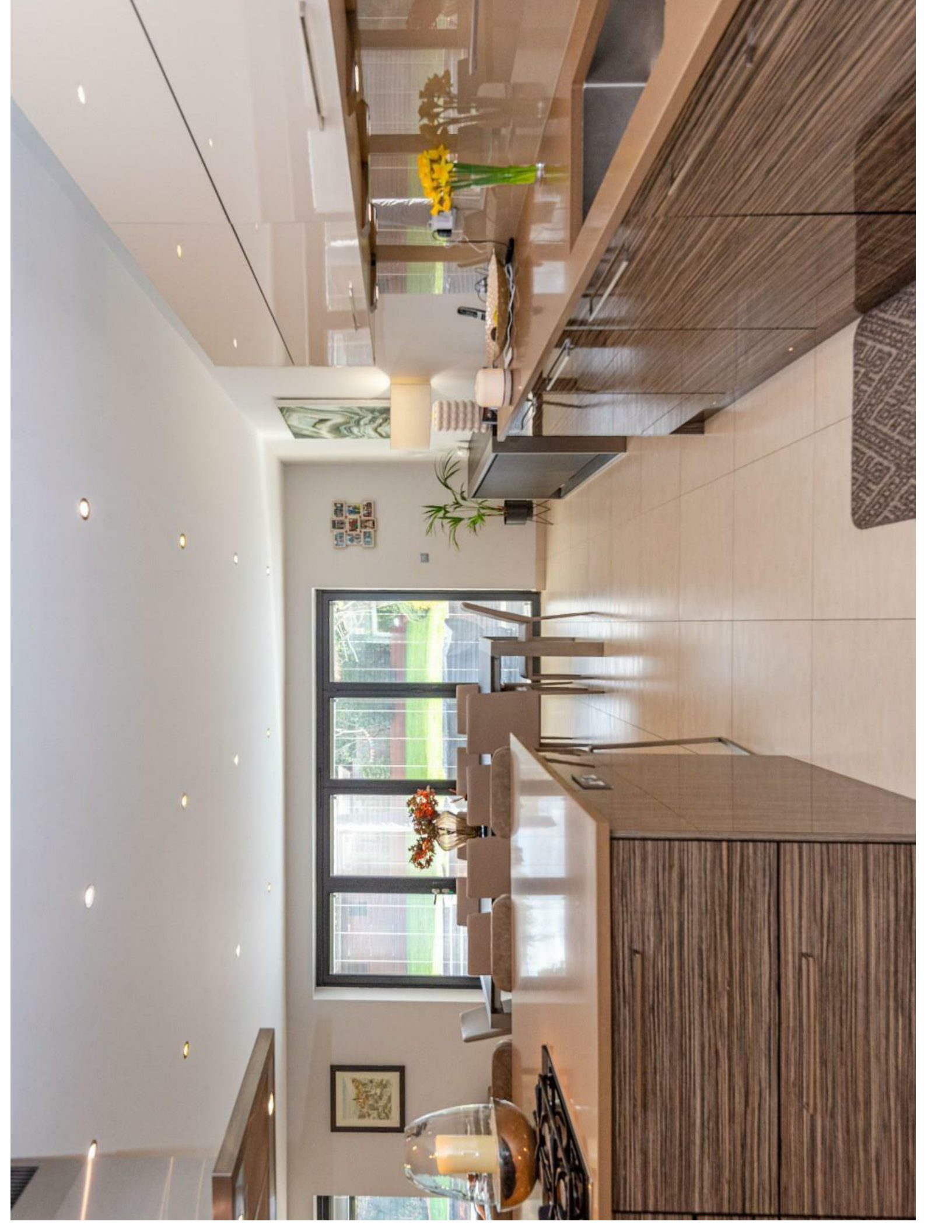


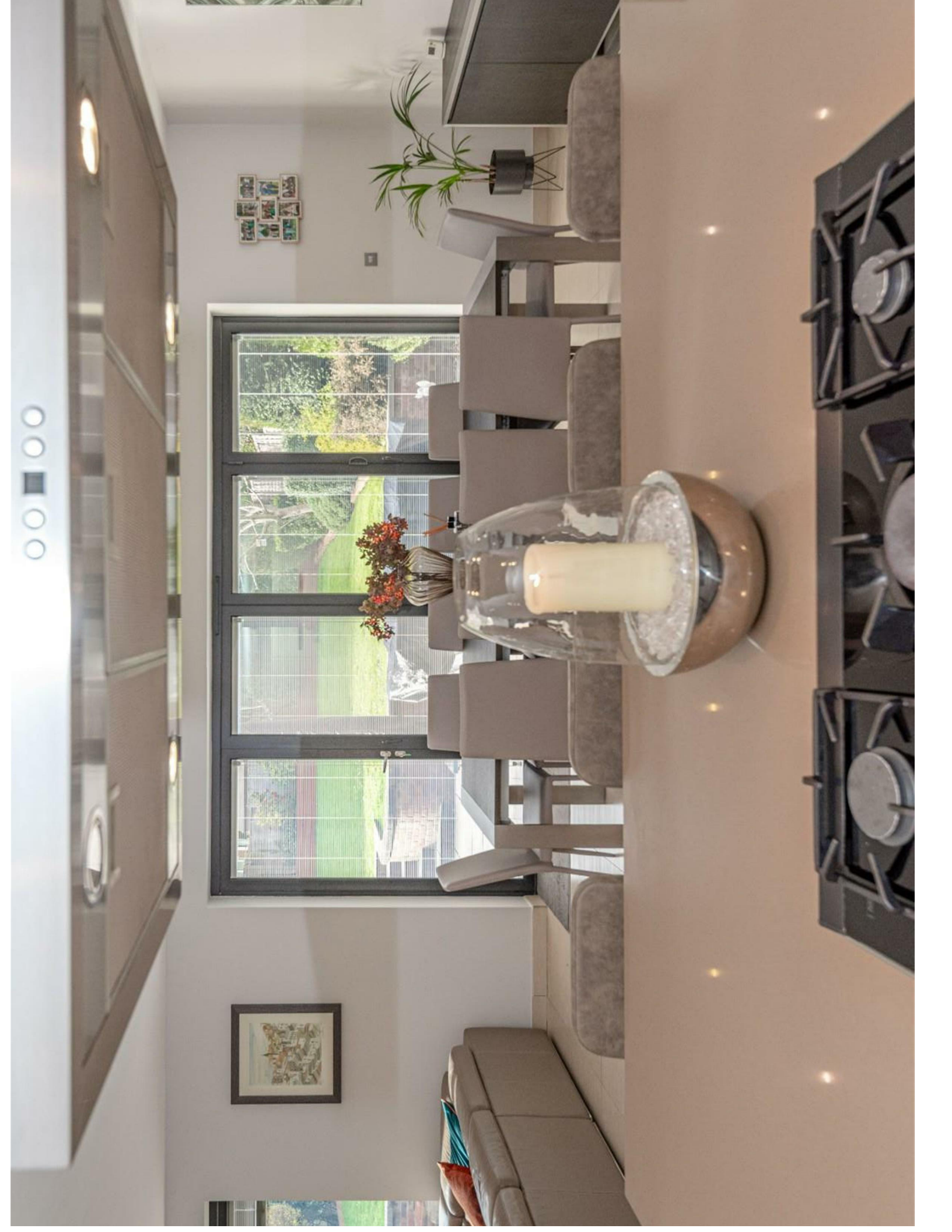


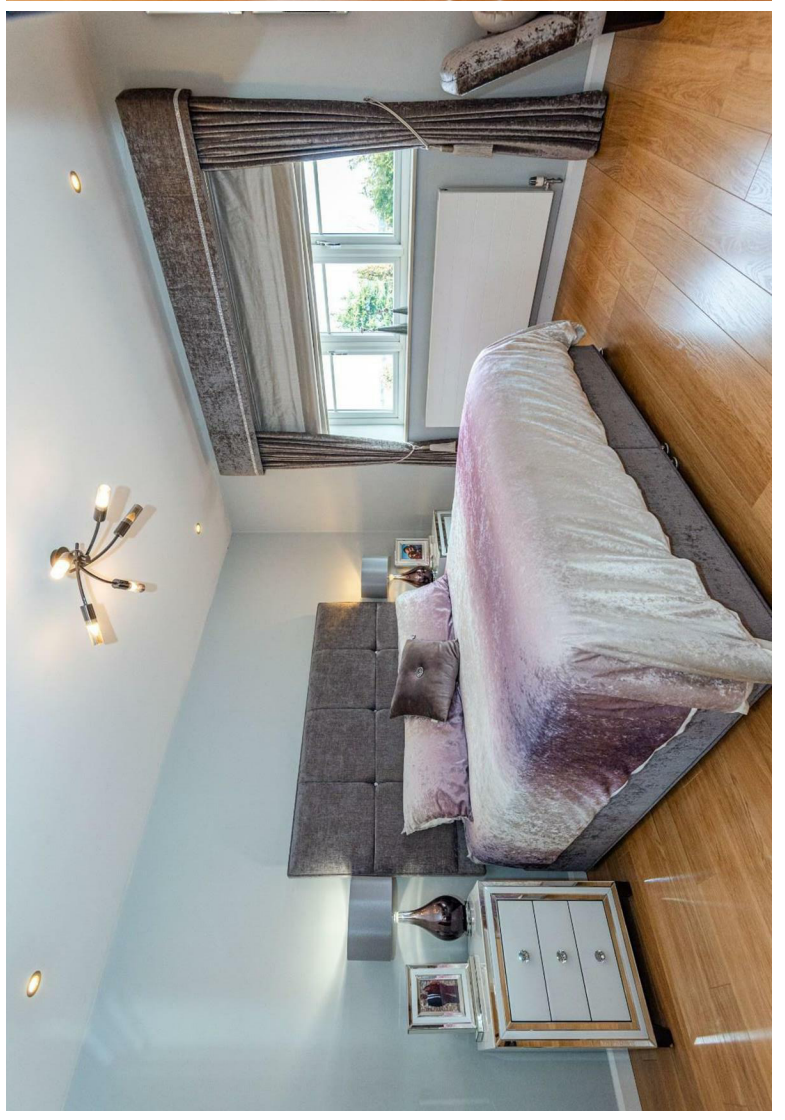
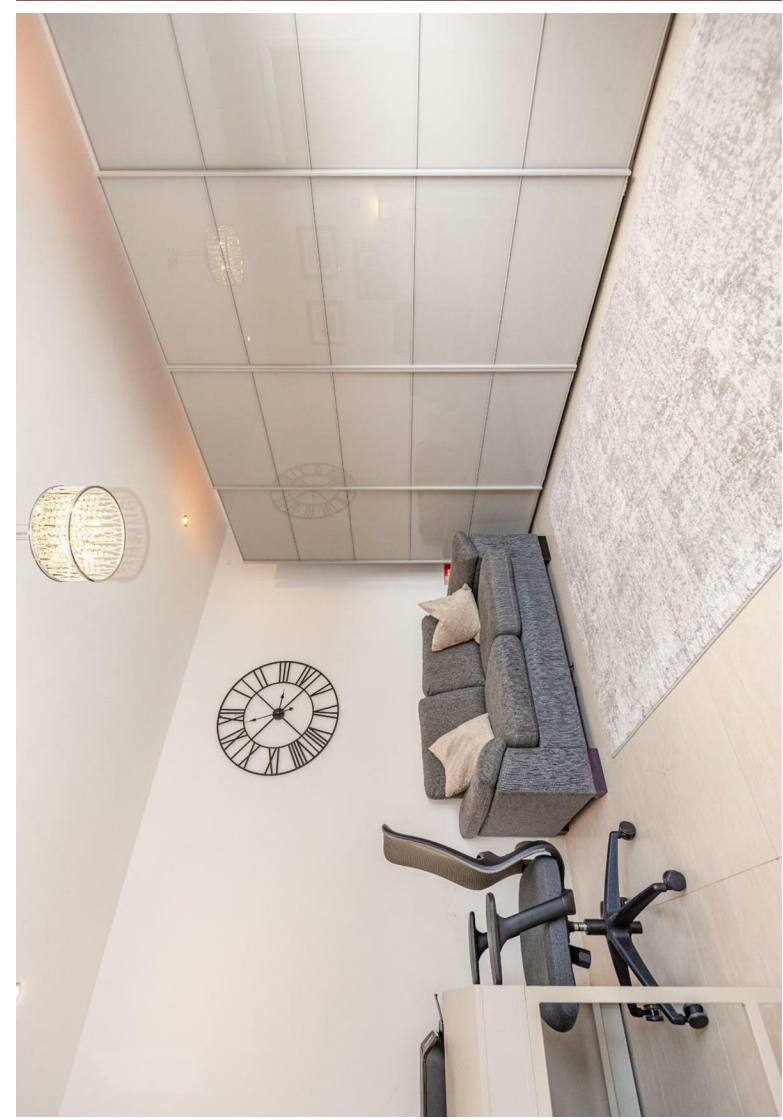
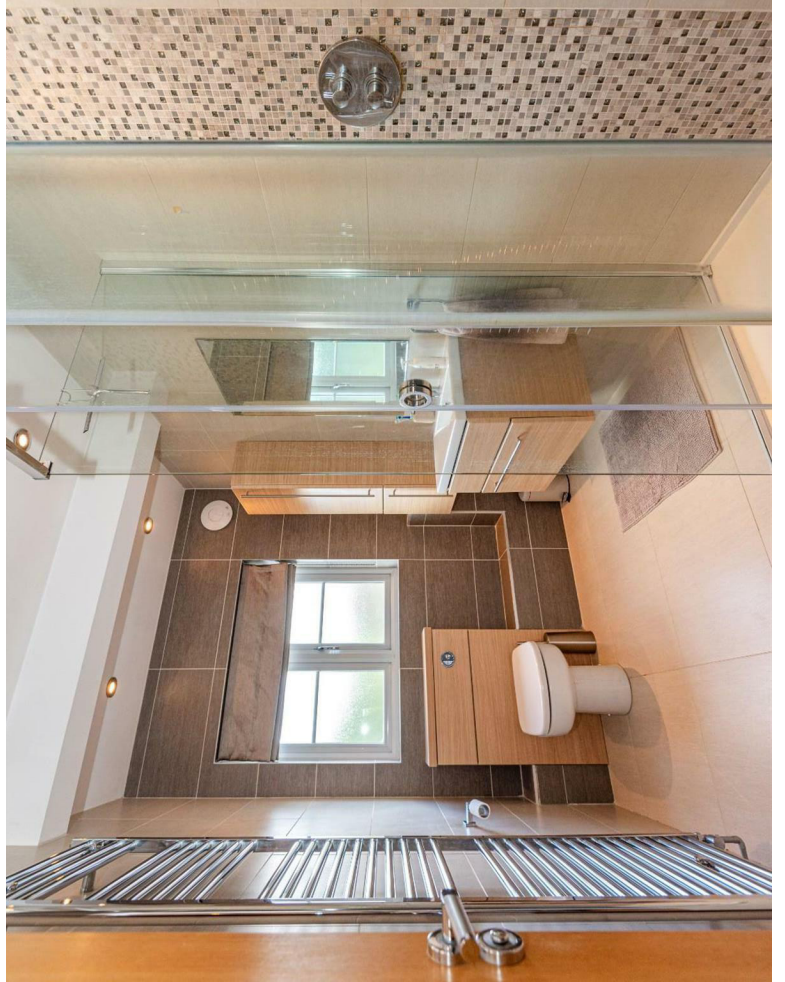
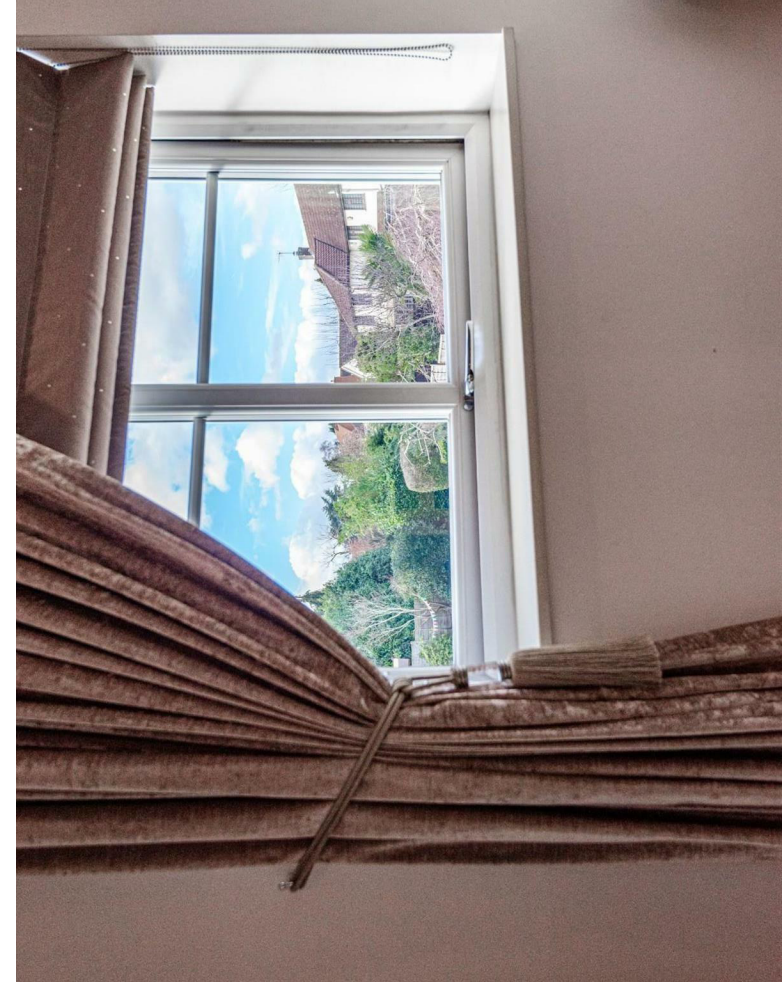
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: G

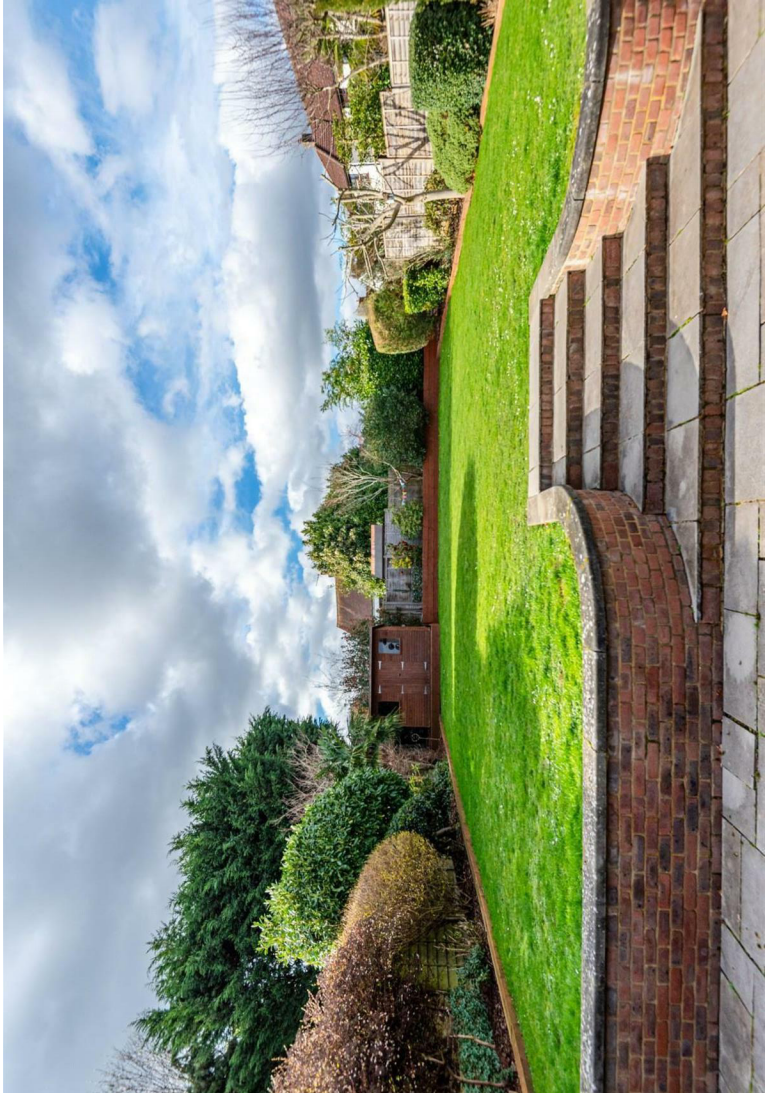








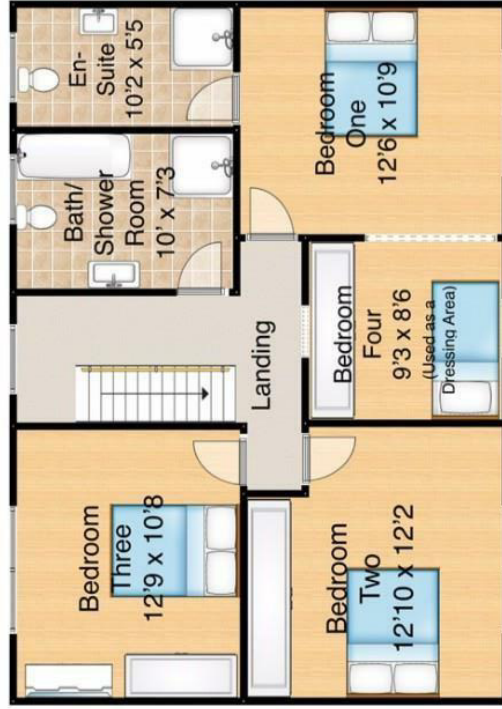




Baas Lane Broxbourne



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