



Baas Lane, Broxbourne, EN10 7EL

Key features

- Rarely available detached family home in a prime Broxbourne location
- Three double bedrooms and three reception rooms
- Large frontage with ample off-street parking and garage with conversion potential
- Walking distance to Broxbourne station with fast links to London Liverpool Street
- Offered chain-free with strong demand and excellent future potential
- Huge scope to extend or reconfigure (subject to planning permission)
- Approx. 115' rear garden offering privacy and further development scope
- Broxbourne Secondary School catchment, ideal for families

Property Information

Tenure Freehold

Council Tax F

EPC Rating E

Local Authority Broxbourne Borough Council



hoddesdon@paulwallace.co.uk

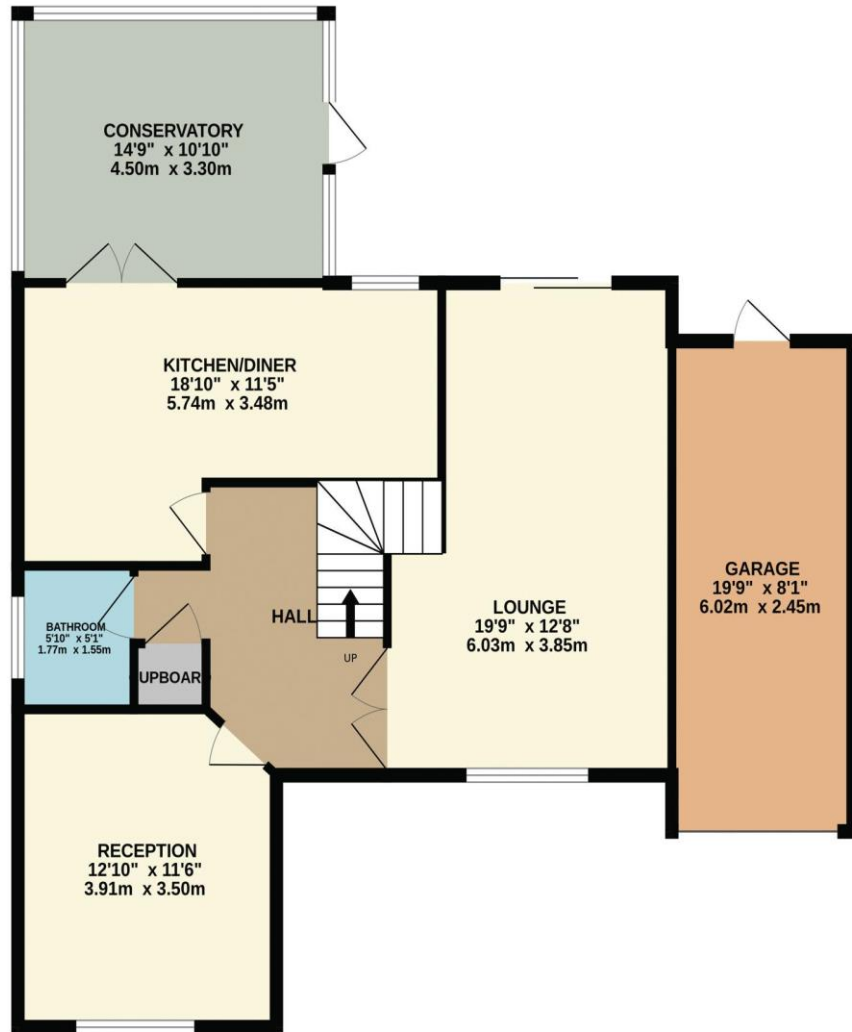
01992 466471







GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.