

**KIRBY
COLLETTI**
EST 2004



Kingfishers 15 Baas Lane, Broxbourne, EN10 7EH

Guide Price £1,250,000

**KIRBY
COLLETTI**
EST 2004





KIRBY
COLLETTI

EST 2004

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.



KIRBY COLLETTI
EST 2004

Accommodation

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



KIRBY COLLETTI
EST 2004



KIRBY COLLETTI
EST 2004



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

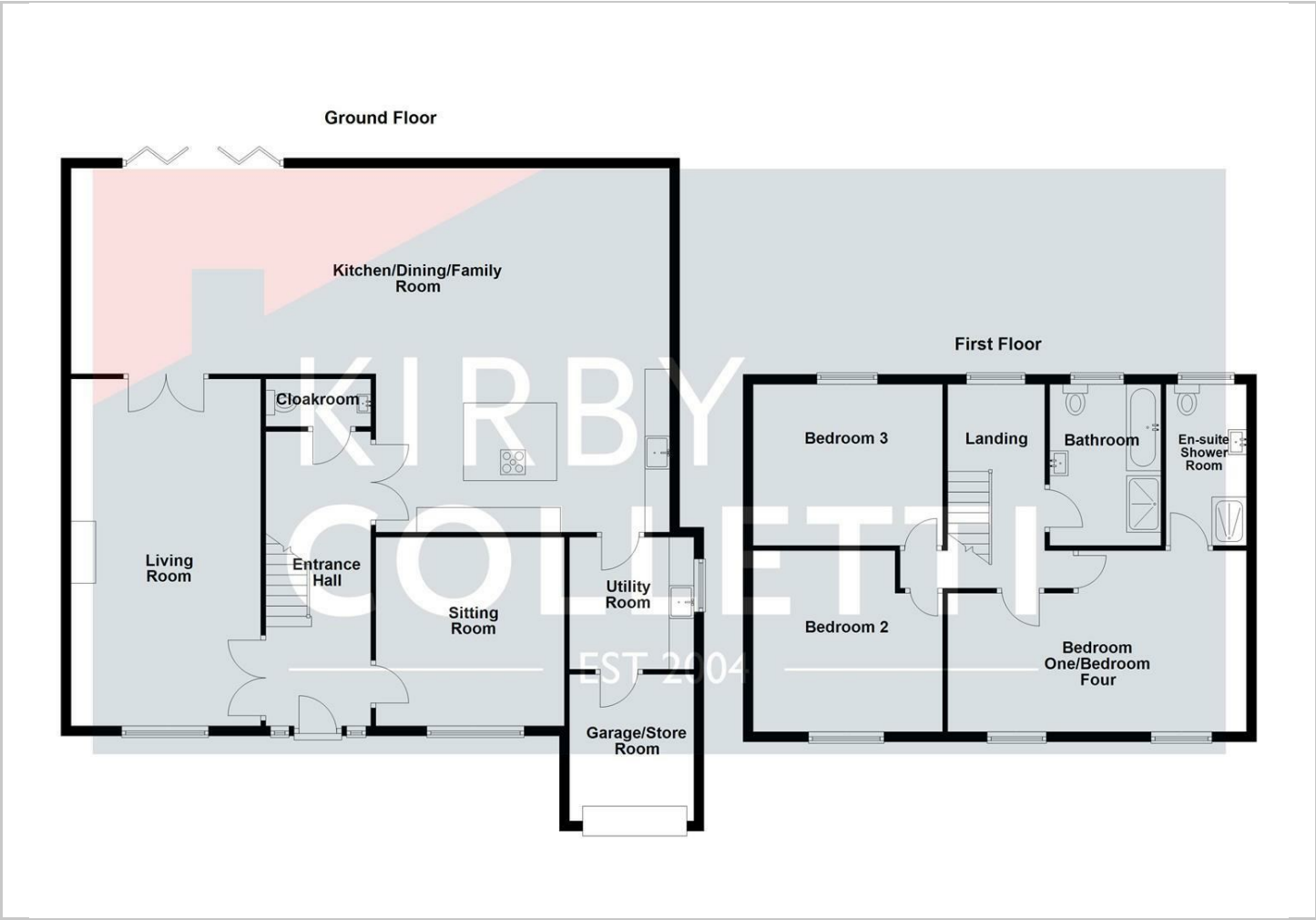
Front Garden





**KIRBY
COLLETTI**
— EST 2004 —

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

