



## 61 Bell Lane

Broxbourne, EN10 7HA

**£550,000**



**OFFERED CHAIN FREE!!!** KIRBY COLLETTI are delighted to offer this **THREE BEDROOM SEMI DETACHED HOUSE** with excellent potential to extend (STPP) and close to excellent schooling for all ages, Shops, Restaurants and Broxbourne Railway Station with its links into Tottenham Hale and London Liverpool Street.

The property offers a 23ft Lounge/Dining Room, Fitted Kitchen, uPVC Conservatory, Downstairs W.C, Bathroom/W.C, 41ft Rear Garden, uPVC Double Glazing, Garage and Long Driveway Providing Ample Off Street Parking.



- THREE BEDROOM SEMI DETACHED HOUSE
- FITTED KITCHEN
- GARAGE AND LONG DRIVEWAY
- CATCHMENT FOR EXCELLENT SCHOOLS
- CHAIN FREE
- DOWNSTAIRS W.C
- SOUGHT AFTER LOCATION
- 23ft LOUNGE/DINING ROOM
- 41ft REAR GARDEN
- WALKING DISTANCE TO BROXBORNE RAILWAY STATION



## ACCOMMODATION

Front door to:

### ENTRANCE HALL

10'11 x 4'11 (3.33m x 1.50m)

Night storage heater. Stairs to first floor.

### DOWNSTAIRS W.C

8'6 x 3'8 (2.59m x 1.12m)

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin. Heated towel rail. Meter cupboard.

### SITTING ROOM / DINING ROOM

23'11 x 10'5 (7.29m x 3.18m )

Front aspect uPVC double glazed window and sliding patio door to conservatory. Ornate wooden fireplace with coal effect gas fire and polished stone hearth. TV aerial point. Coved ceiling.

### CONSERVATORY

9'9 x 9'7 (2.97m x 2.92m)

uPVC double glazed windows and double door to garden. Tiled floor.

### KITCHEN

10'8 x 8'1 (3.25m x 2.46m)

Dual aspect uPVC double glazed window and door to garden. Range of wall and base units with rolled edge surfaces and tiled splashbacks. Fitted electric oven with gas hob. Single drainer sink unit. Integrated fridge. Integrated washing machine. Understairs cupboard with gas central heating boiler.

### FIRST FLOOR LANDING

8'1 x 2'9 (2.46m x 0.84m)

Side aspect uPVC frosted window. Airing cupboard. Loft hatch (loft is part boarded with a ladder and light).

### BEDROOM ONE

12'3 x 10'5 (3.73m x 3.18m)

Front aspect uPVC double glazed window. Wardrobe units and cupboards. Radiator.

### BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)

Rear aspect uPVC double glazed window. Wardrobes and cupboards. Radiator.

### BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

Rear aspect uPVC double glazed window. Radiator.

### BATHROOM/W.C

8'11 x 5'6 (2.72m x 1.68m)

Front aspect uPVC double glazed frosted window. Panel bath with shower above and glass shower screen. Low level WC. Wash hand basin. Heated towel rail. Tiled floor and walls. Wall mounted electric heater.

### OUTSIDE

#### REAR GARDEN

Approx. 41ft. Two patio areas with remainder laid to lawn. Flower beds.

#### GARDEN SHED/WORKSHOP

8'9 x 6'9 (2.67m x 2.06m)

#### GARAGE

15'5 x 8'9 (4.70m x 2.67m)

Up and over door.

#### FRONT GARDEN

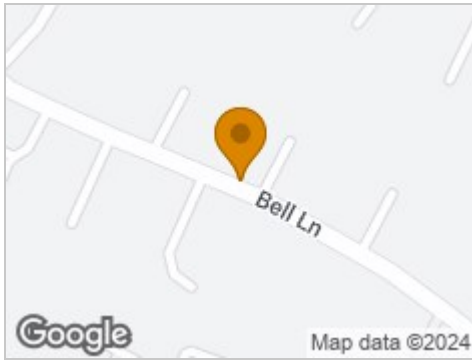
Driveway providing off street parking for four or more cars. Remainder laid to lawn.







## Road Map



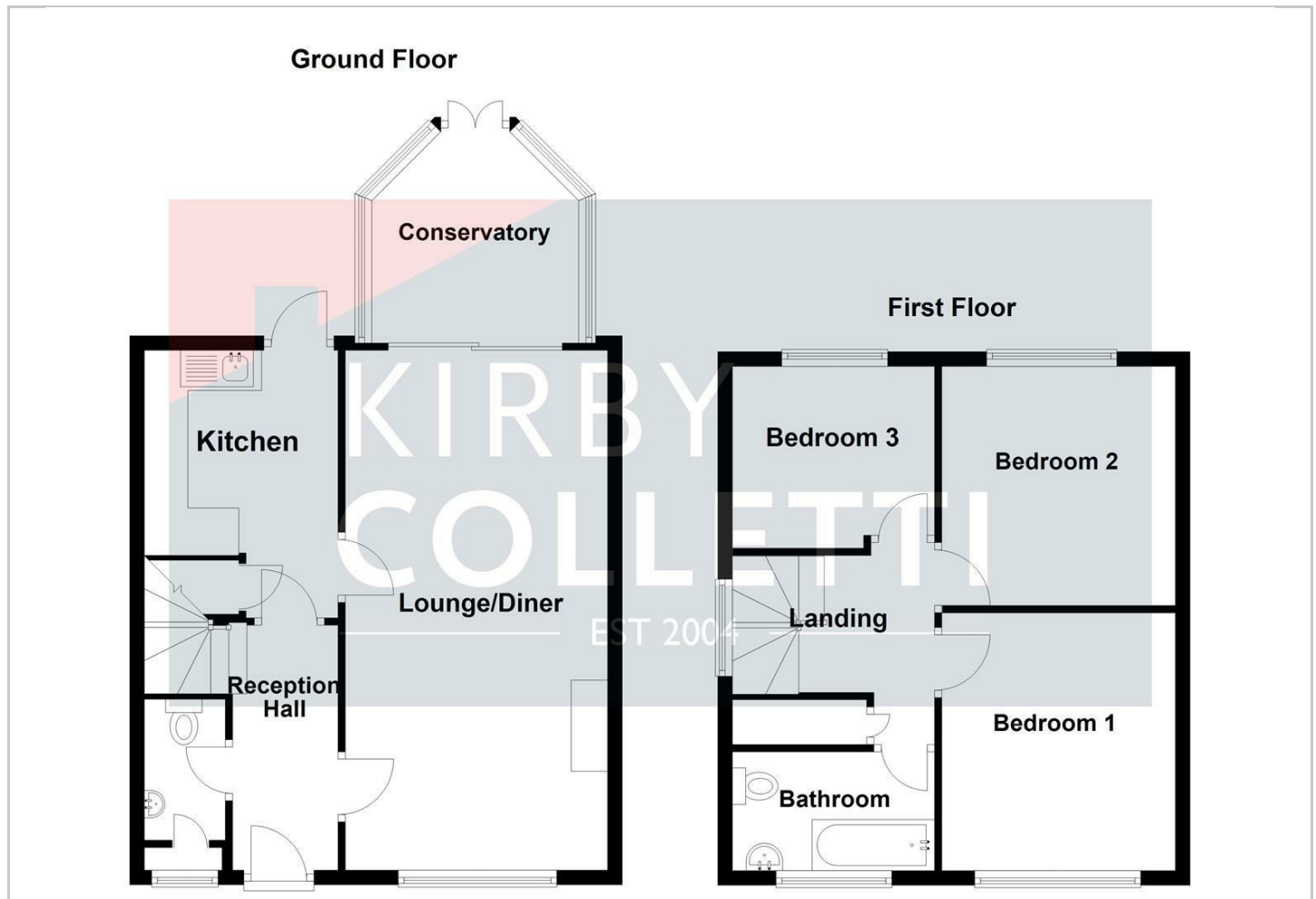
## Hybrid Map



## Terrain Map



## Floor Plan

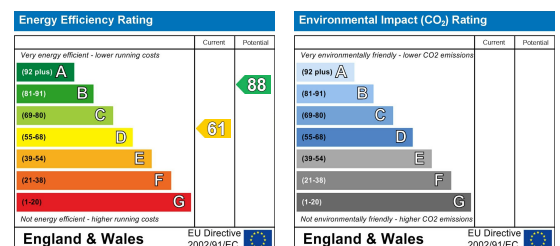


## Viewing

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

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## Energy Efficiency Graph



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