



## 65 Bell Lane

Broxbourne, EN10 7HA

**Guide Price £620,000**



We are delighted to offer this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE situated in this sought after location within a short walk to Broxbourne School and Broxbourne Railway Station.

The property offers potential to further extend subject to planning permission. Other features include Lounge/Diner, Kitchen/Breakfast Room, Sitting Room/Bedroom Four, Conservatory, Ground Floor W.C, Bath/Shower Room/W.C, Double Glazed Windows, Gas Heating to Radiators and Off Street Parking for 4 Cars.



- EXTENDED THREE BEDROOM SEMI DETACHED
- KITCHEN/BREAKFAST ROOM
- BATH/SHOWER ROOM/W.C
- CATCHMENT FOR EXCELLENT SCHOOLING
- POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING PERMISSION
- SITTING ROOM/BEDROOM 4
- PARKING FOR SEVERAL CARS
- LOUNGE/DINER
- CONSERVATORY
- SHORT WALK TO BROXBOURNE RAILWAY STATION



## ACCOMMODATION

Door to:

### ENTRANCE PORCH

Tiled floor. Door to Reception Hall. Door to:

### SITTING ROOM/BEDROOM FOUR

12'2 x 8'1 (3.71m x 2.46m)

Front aspect uPVC leaded light double glazed window. Recessed ceiling spotlights. Laminate wood flooring. Wash hand basin with cupboard below. Cupboard with wall mounted gas boiler.

### RECEPTION HALL

Coved ceiling. Dado rail. Laminate wood flooring. Radiator. Turned staircase up to first floor.

### GROUND FLOOR W.C

Front aspect uPVC double glazed window. Low level W.C. Wash hand basin. Laminate wood flooring.

### LOUNGE/DINER

23'5 x 10'6 (7.14m x 3.20m)

Front aspect uPVC leaded light double glazed window and Rear aspect uPVC double doors to Conservatory. Feature fireplace with pebble effect gas fire. Coved ceiling. Dado rail. Radiator. TV aerial point. Sky satellite point. Laminate wood flooring. Double doors to Breakfast Area.

### CONSERVATORY

9'9 x 9'9 (2.97m x 2.97m)

uPVC Double glazed windows and double doors to garden.

### BREAKFAST AREA

10'9 x 8'10 (3.28m x 2.69m )

Rear aspect uPVC double glazed window and door to garden. Under stairs storage cupboard. Laminate wood flooring. Coved ceiling. Dado rail. Breakfast bar. Low level electric warm air heater. Double doors to Lounge/Diner

### KITCHEN

16'0 x 8 (4.88m x 2.44m)

Rear aspect uPVC leaded light double glazed window.

Shaker style wall and base units with wooden work surfaces over. Double ceramic bowl sink unit. Integrated dishwasher. plumbing for washing machine. Space for range style cooker with extractor canopy above. Space for American style fridge/freezer. Low level kick board lighting.

### FIRST FLOOR LANDING

Side aspect uPVC double glazed window. Coved ceiling. Access to loft.

### BEDROOM ONE

12'4 x 10'4 (3.76m x 3.15m)

Front aspect uPVC leaded light double glazed window. Coved ceiling. Dado rail. Radiator.

### BEDROOM TWO

10'9 x 10'4 (3.28m x 3.15m)

Rear aspect uPVC double glazed window. Coved ceiling. Dado rail. Radiator.

### BEDROOM THREE

9' x 8'1 (2.74m x 2.46m)

Rear aspect uPVC double glazed window. Coved ceiling. Laminate wood flooring. Radiator.

### BATH/SHOWER ROOM/W.C

Front aspect uPVC leaded light double glazed window. Fully tiled walls with stone mosaic border tiling. Tiled floor. Panel enclosed bath with mixer tap and shower attachment. Fully tiled shower cubicle. Low level W.C. Pedestal was hand basin. Airing cupboard. Chrome heated towel rail. Recessed ceiling spotlights. Coved ceiling.

### OUTSIDE

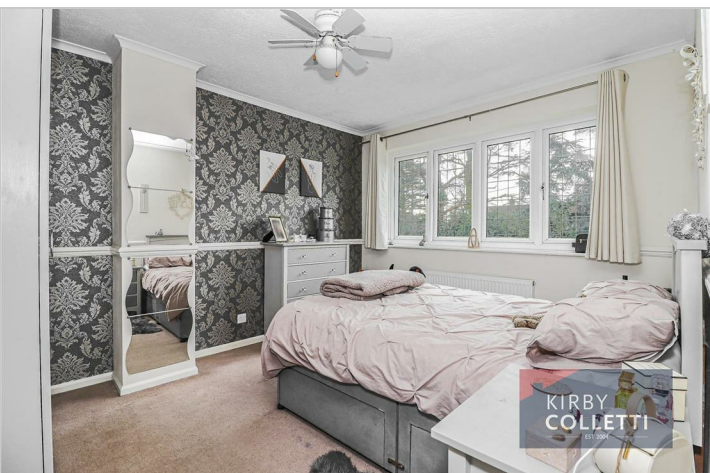
#### FRONT GARDEN

Block paved driveway providing off street parking for 2 cars. Lawned area to side.

#### REAR GARDEN

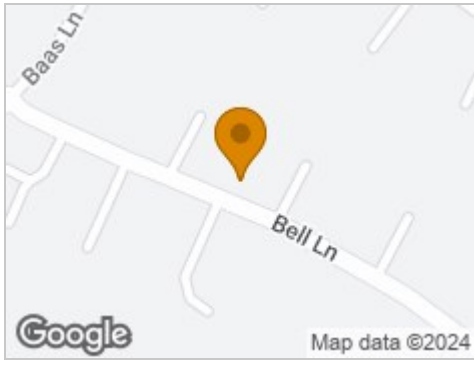
Approx. 45ft deep. North Easterly facing. Paved patio leading to lawn area. Summer house with power and light connected. Timber Bar. Outside tap. Outside light.







## Road Map



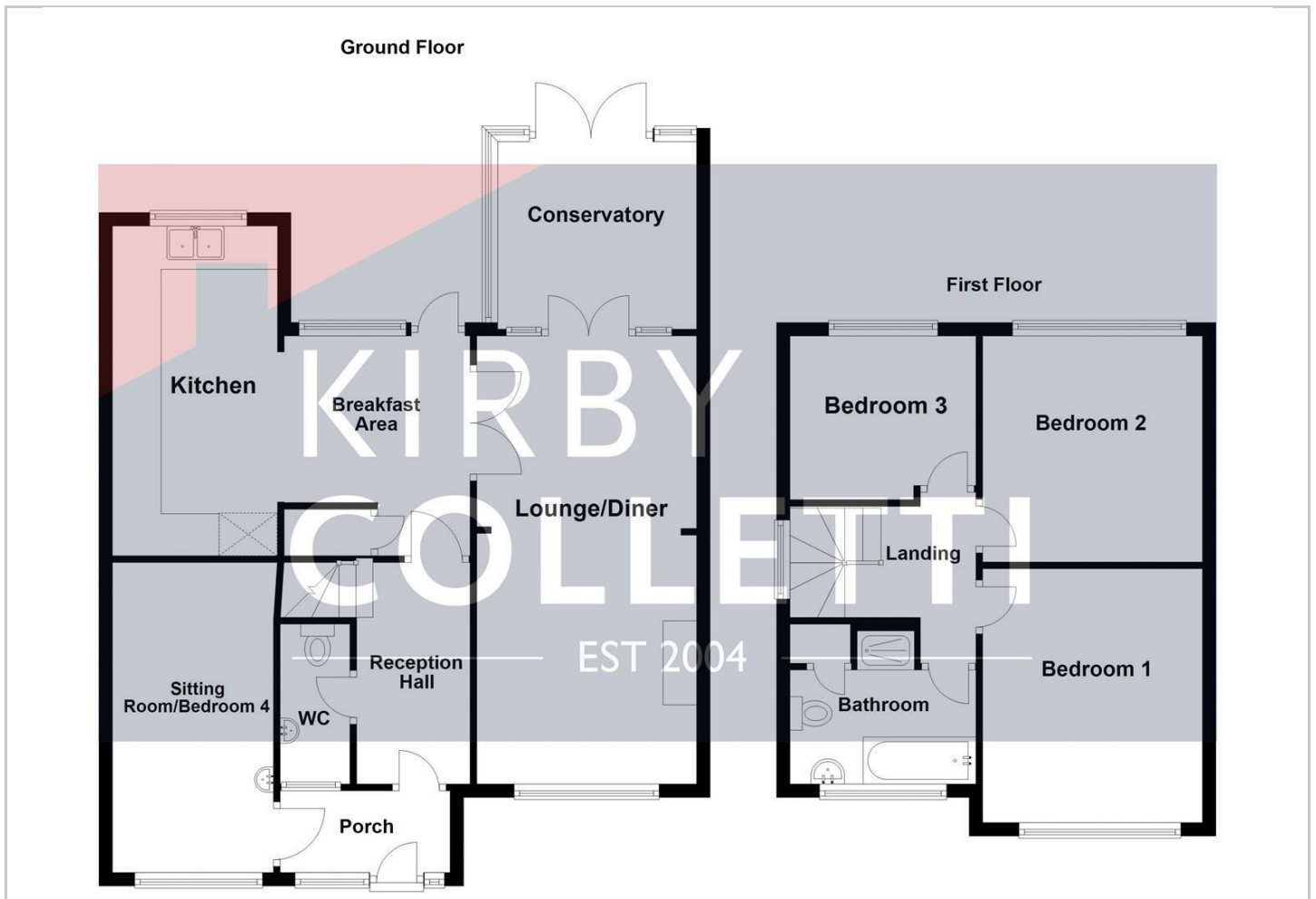
## Hybrid Map



## Terrain Map



## Floor Plan

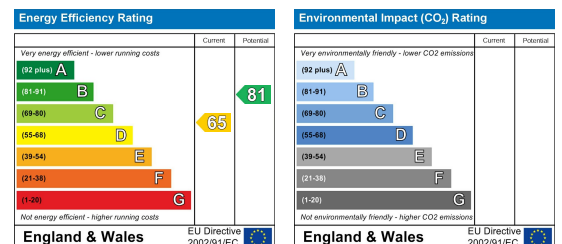


## Viewing

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



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk