



## 8 Baas Lane

Broxbourne, EN10 7EE

**Price Guide £925,000**



OFFERED CHAIN FREE !!! KIRBY COLLETTI are delighted to bring to market this THREE BEDROOM DETACHED HOUSE which offers an amazing redevelopment opportunity to create a stunning residence (Subject to planning permission) . Sitting on an attractive plot measuring 170ft long x 48ft wide.

Located within a short stroll to local shops, restaurants, Broxbourne Railway Station and catchment for outstanding schools. CALL TO ARRANGE AN INTERNAL INSPECTION

- FANTASTIC REDEVELOPMENT PROJECT (STPP)
- THREE BEDROOMS
- CATCHMENT FOR OUTSTANDING SCHOOLS
- HIGHLY DESIRABLE LOCATION
- LOUNGE
- SHORT WALK TO BROXBOURNE RAILWAY STATION
- SOUTH EASTERLY PLOT 170ft x 48ft
- KITCHEN/BREAKFAST ROOM



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

10 x 6'10 (3.05m x 2.08m)

Stairs up to first floor. Under stairs storage cupboard. Radiator. Door to:

### W.C

6'10 x 2'10 (2.08m x 0.86m)

Side aspect window. Low level W.C. Wash hand basin.

### KITCHEN/BREAKFAST ROOM

14'7 x 10'6 (4.45m x 3.20m )

Dual aspect windows. Door to Carport. Door to:

### LOUNGE

23'8 into bay x 12 (7.21m into bay x 3.66m)

Front aspect bay window, two windows to side and rear aspect sliding patio door to garden.

### LANDING

Front aspect window and window to side. Access to loft.

### BEDROOM 1

12'8 x 11'9 (3.86m x 3.58m)

Front aspect window. Radiator.

### BEDROOM 2

11'9 x 10'6 (3.58m x 3.20m )

Rear aspect window. Radiator.

### BEDROOM 3

10'9 x 6'9 (3.28m x 2.06m )

Rear aspect window. Radiator.

### BATHROOM/W.C

7'10 x 5'5 (2.39m x 1.65m)

Side aspect window. Panel enclosed bath. Low level W.C. Pedestal wash hand basin.

## OUTSIDE

The overall plot is approx. 170ft x 48ft.

### FRONT GARDEN

Long driveway leading to Car port and large lawn to side which could be landscaped to create further parking for multiple vehicles.

### CAR PORT

22'9 x 9 (6.93m x 2.74m)

Gate to garden. Double doors to:

### GARAGE

21'7 x 9'3 (6.58m x 2.82m)

### REAR GARDEN

South East facing. 75ft deep x 48ft wide.



