



## 27 Bell Lane

Broxbourne, EN10 7HG

**Price £545,000**



OFFERED CHAIN FREE!! A rare opportunity to acquire this CHARMING THREE DOUBLE BEDROOM END OF TERRACE CHARACTER COTTAGE which was formerly part of the Broxbournebury Estate. Located within a short walk to Broxbourne School. Broxbourne Railway Station, Local Shops and Restaurants.

The property provides a fantastic opportunity to renovate and extend to the rear and into the loft subject to planning consents. Some of the many features include Lounge, Dining Room, Detached Outbuilding, Bathroom/W.C. Kitchen, Off Street Parking and Mature Secluded Rear Garden.

- CHAIN FREE
- LOUNGE
- DETACHED OUTBUILDING
- SOUGHT AFTER LOCATION
- CHARMING PERIOD END OF TERRACE COTTAGE
- DINING ROOM
- MATURE SECLUDED GARDEN
- THREE DOUBLE BEDROOMS
- KITCHEN
- OFF STREET PARKING



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

Front aspect window. Stairs up to first floor. Door to:

### LOUNGE

16'2 max x 14'1 (4.93m max x 4.29m )

Front aspect uPVC double glazed leaded light window. Understairs storage cupboard. Radiator.

Door to:

### DINING ROOM

13'3 x 13 (4.04m x 3.96m)

Rear aspect window and door to garden. Open to:

### KITCHEN

13'3 x 4'10 (4.04m x 1.47m)

Dual aspect windows. Range of wall and base units. Single drainer sink unit. Space for cooker.

### FIRST FLOOR LANDING

Side aspect window. Access to sizeable loft.

### BEDROOM 1

12'9 x 10'6 into wardrobes (3.89m x 3.20m into wardrobes)

Front aspect uPVC double glazed leaded light window. Fitted wardrobes. Radiator.

### BEDROOM 2

14'6 x 9 into wardrobes (4.42m x 2.74m into wardrobes)

Rear aspect window. Fitted wardrobes. Radiator.

### BEDROOM 3

11'3 x 9'1 (3.43m x 2.77m)

Rear aspect window. Radiator.

## BATHROOM / W.C

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

## OUTSIDE

### FRONT GARDEN

Retained to front with mature Holly hedging, shingled driveway providing parking and access to side leading to rear garden and outbuilding.

### OUTBUILDING

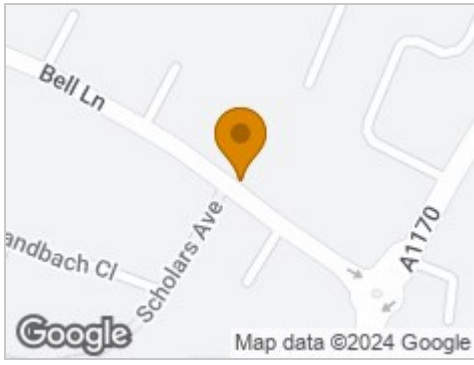
Workshop with storage room and separate w.c. The neighbouring properties have extended to the immediate rear and converted this space to incorporate it within the main house.

### REAR GARDEN

Approx. 65 ft deep, Pebble/shingle area with mature shrubs and trees.



## Road Map



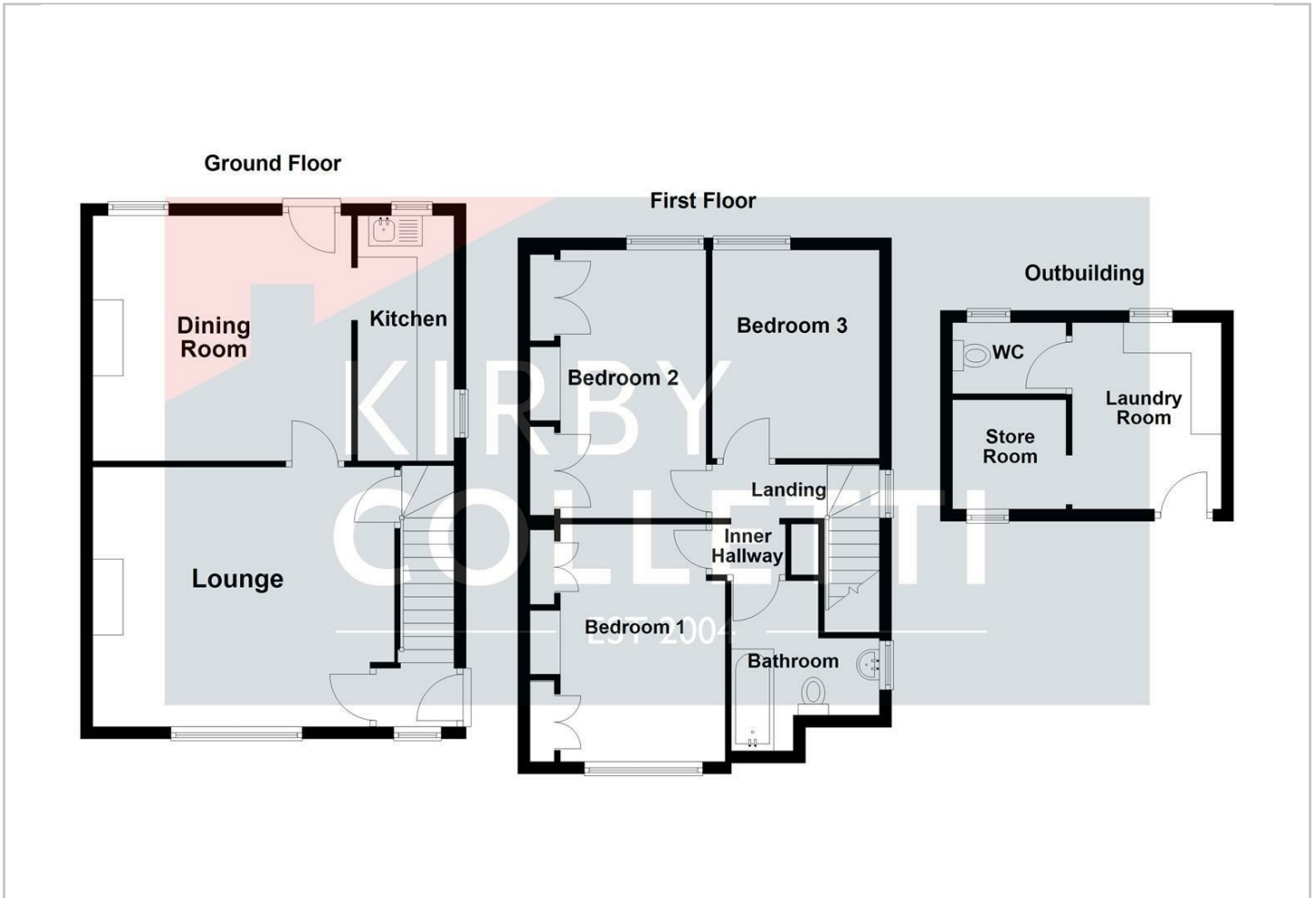
## Hybrid Map



## Terrain Map



## Floor Plan

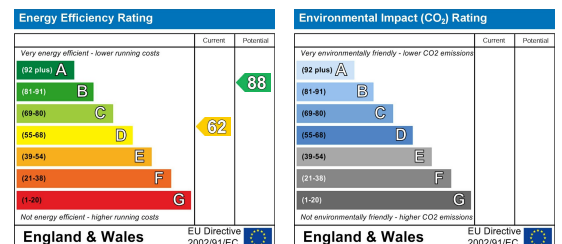


## Viewing

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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