

# HOME



**Broomfield**  
**Guide Price £550,000**  
**3-bed detached house**

## School Lane

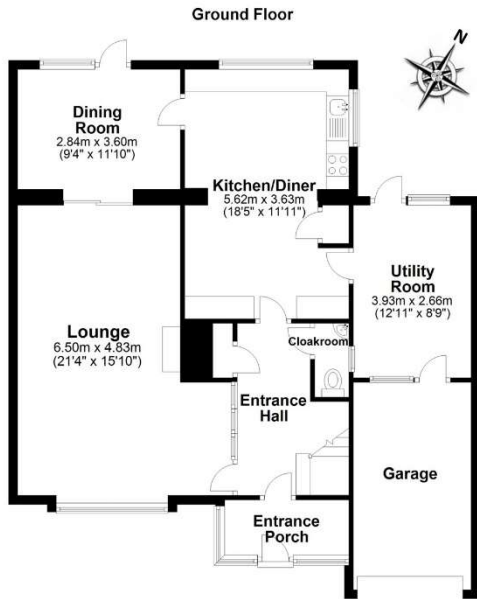
Situated in a popular residential location this extended family home offers a fantastic opportunity for potential buyers. It requires modernisation and offers tremendous scope for further extension and remodelling. The accommodation comprises an entrance porch which leads through to an entrance hall which has a staircase to the first floor, a built-in airing cupboard and a ground floor cloakroom. There is a good sized lounge at the front of the property which has glass double doors giving access to a separate dining room with windows and door overlooking the rear garden. In addition there is a spacious kitchen/diner which is fitted with a range of base and wall units and has an integrated dishwasher and fridge as well as a washing machine which is housed in a cupboard, and a built in pantry. Leading off the kitchen is a utility room which has a door into the garage and a door leading to the rear garden. Upstairs there are three double bedrooms, a family bathroom and separate WC. To the front of the house there is a garden and driveway for two/three cars giving access to a single garage. The rear garden which is approximately 150' in depth (unmeasured) is laid principally to lawn with established flower and shrub beds and garden tap.

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans



APPROX INTERNAL FLOOR AREA  
98 SQ M 1050 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
145 SQ M 1564 SQ FT

This plan is for layout guidance only and is  
NOT TO SCALE

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
48 SQ M 514 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
145 SQ M 1564 SQ FT

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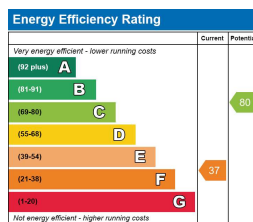
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### Features

- No Onward chain
- Scope to extend further and remodel
- Approx 150' rear garden
- Requires modernisation
- On a bus route to the City centre & Broomfield Hospital
- Two reception rooms
- Ground floor cloakroom
- Three double bedrooms
- Close to popular schools
- First time on the market in 49 years

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,659.03

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Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

