



Baas Lane, Broxbourne EN10 7EE

welcome to

Baas Lane, Broxbourne

William H Brown are delighted to bring to the market this substantial, chain free, four bedroom detached family home situated on one of Broxbournes most premium roads that has been lived in by the same family for over 50 years. An internal viewing is a must!

Accommodation Comprises Of: Entrance Hall

Radiator, storage cupboard.

Cloakroom

Double glazed window to side aspect, wc, wash hand basin, tiled floor.

Lounge

21' 9" x 12' 2" (6.63m x 3.71m)
Double glazed window to front aspect, double glazed window to rear aspect, radiator.

Reception Room 3

12' 11" x 11' 9" (3.94m x 3.58m)
Double glazed window to front aspect, radiator.

Kitchen

23' 5" x 10' 2" (7.14m x 3.10m)
French doors, two double glazed windows to rear aspect, a range of wall and base units with complimenting worktops, tiled floor, integrated fridge freezer.

Utility Room

10' x 7' 2" (3.05m x 2.18m)
A range of wall and base units with complimenting worktops, sink unit, tiled floor.

Landing

Double glazed window to side aspect, double glazed window to front aspect.

Bedroom 1

15' 8" x 12' (4.78m x 3.66m)
Double glazed window to rear aspect, fitted wardrobe, radiator.

En-Suite

Double glazed window to front aspect, tile enclosed bath, wc, radiator, twin sink unit.

Bedroom 2

11' 10" x 9' 5" (3.61m x 2.87m)
Double glazed window to front aspect, fitted wardrobe, radiator.

Bedroom 3

11' 6" x 10' 5" (3.51m x 3.17m)
Double glazed window to rear, fitted wardrobe, radiator.

Bedroom 4

10' 10" x 6' 4" (3.30m x 1.93m)
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to side aspect, corner shower cubicle, storage cupboard, wc, wash hand basin, radiator.

Exterior Front Garden

To the front of the property is a car port, garage, side access, lawn area.

Rear Garden

To the rear of the property is a patio area, lawn area.

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved





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Baas Lane, Broxbourne

- Chain free
- Detached family home
- Four bedrooms
- Family bathroom, en-suite. wc and two reception rooms
- Large driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: G

£1,400,000



Ground Floor



First Floor

Total floor area 197.6 m² (2,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109077 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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