













# Baas Lane | Broxbourne | EN10 7EH

Nestled on the prestigious Baas Lane in Broxbourne, this magnificent five-bedroom detached house, built in 1956, offers an exceptional living experience. Spanning an impressive 2,812 square feet, this property is set on a substantial corner plot, providing ample space for family life and entertaining.

Upon entering, you are greeted by a spacious and inviting atmosphere, with four well-appointed reception rooms that cater to both relaxation and social gatherings. The heart of the home features a state-of-the-art open plan kitchen breakfast room with an orangery extension and large living/dining room, which boasts delightful views of the beautifully maintained rear garden. This modern kitchen is complemented by a utility room, family room, study and a convenient downstairs WC, ensuring practicality for everyday living.

The first floor comprises five generously sized bedrooms, with the principle suite benefiting from an en-suite bathroom for added privacy. A cleverly designed 'Jack and Jill' bathroom serves two of the additional bedrooms, alongside a stylish family bath/ shower room, making this home ideal for families of all sizes. The majority of the ground floor is enhanced by underfloor heating, providing comfort throughout the seasons.

Externally, the property is equally impressive, featuring a large driveway with parking for four/ five vehicles, a drive leading to the rear, and a substantial front lawn. The west facing rear garden is a tranquil retreat, perfect for outdoor activities and relaxation. Additionally, a self-contained outbuilding with bathroom facilities offers versatile options for use as a home office, gym, or guest accommodation.

Conveniently located, this home is within close proximity to The Broxbourne School, Broxbourne train station, and essential local amenities. This outstanding family home is a rare find and early viewing is highly recommended to fully appreciate all it has to offer. The Broxbourne train station is on the line that terminates at London's Liverpool Street and heads North To Stanstead Airport and Cambridge.

Broxbourne is pleasantly situated outside the M25 on the A10 which runs North to South from London to Cambridge. and West to East there is the A414 and the M25.

- Extended Detached House
- 4 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms & a Cloakroom
- Prime Location in Broxbourne
- Modern Kitchen/ Breakfast Room
- Detached Annex/ Gym
- Garage & Driveway
- Gas Central Heating







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Tenure: Freehold  
Council: Broxbourne Borough  
Tax Band: G

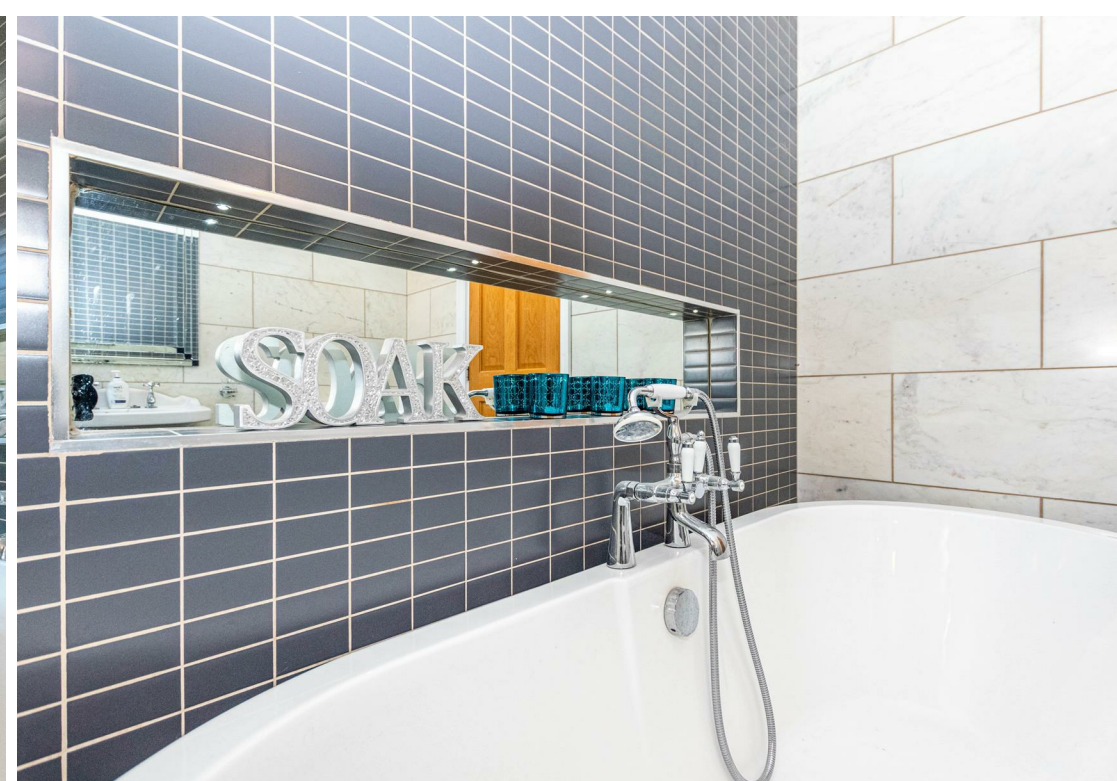






















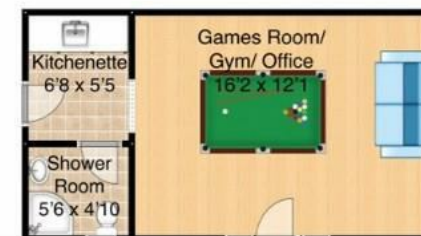


## Baas Lane, Broxbourne

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Total Appro. Sq Ft inc Annex 2812







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