

KIRBY COLLETTI
EST 2004

4 Norris Wood, Broxbourne, EN10 7EP

Price £1,495,000

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- Sought After Location
- Five Double Bedrooms
- Three Reception Rooms
- Utility Room
- Garage
- Detached House
- Five En Suite
- Kitchen/Breakfast Room
- Cloakroom
- Communal Gated Entrance

Set within the highly regarded Norris Wood development on Baas Hill, Broxbourne, this impressive five bedroom detached house is offered for sale with NO ONWARD CHAIN and provides approximately 3,650 sq ft of exceptionally well-presented accommodation, making this an outstanding family home in a sought-after location.

Immaculately presented throughout and finished to a particularly high standard, the property offers generous and versatile living space, with three reception rooms providing excellent options for both family life and entertaining. The five well-proportioned bedrooms are all complemented by their own en suite bathrooms, offering an excellent level of comfort and privacy.

The substantial proportions of the property are complemented by the quality of presentation throughout, creating a home that is ready to move straight into and enjoy.

Externally, the property provides parking for several vehicles, further enhancing its practicality for family living.

Baas Hill is a popular residential location, ideally positioned for the amenities of Broxbourne and nearby Hoddesdon, together with local schools and Broxbourne Railway Station, which provides excellent services into London. The surrounding countryside is also close by, offering a great balance of convenience and space.

An internal viewing is strongly recommended to fully appreciate the size, quality and standard of accommodation on offer.





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Accomodation

Entrance Hall	22'2 x 19''1 max (6.76m x 5.79m'0.30m max)
Cloakroom	7'9 x 4 (2.36m x 1.22m)
Study	11'3 x 9'8 (3.43m x 2.95m)
Reception Room	14' x 11'5 (4.27m x 3.48m)
Living Room	17 x 15'2 (5.18m x 4.62m)
Kitchen/Breakfast Room	26'10 x 15'1 (8.18m x 4.60m)
Utility Room	11'4 max x 11'2 (3.45m max x 3.40m)
First Floor Landing	
Master Bedroom	19'11 x 17 (6.07m x 5.18m)
En Suite Bath/Shower Room	11'7 x 10'5 (3.53m x 3.18m)
Dressing Room	10'4 max 9'6 (3.15m max 2.90m)



Bedroom	16'7 max x 12'8 (5.05m max x 3.86m)
En Suite Shower Room	6'9 x 5'11 (2.06m x 1.80m)
Bedroom	14 x 11'3 (4.27m x 3.43m)
En Suite Bathroom	6'10 x 5'11 (2.08m x 1.80m)
Second Floor Landing	
Bedroom	21'9 x 13'9 (6.63m x 4.19m)
En Suite Shower Room	12'1 x 6'10 (3.68m x 2.08m)
Bedroom	15'10 x 10' 7 (4.83m x 3.05m 2.13m)
En Suite Shower Room	9'5 x 7'7 (2.87m x 2.31m)
Exterior	
Rear Garden	
Garage	32'6 x 9'7 (9.91m x 2.92m)
Front Garden	



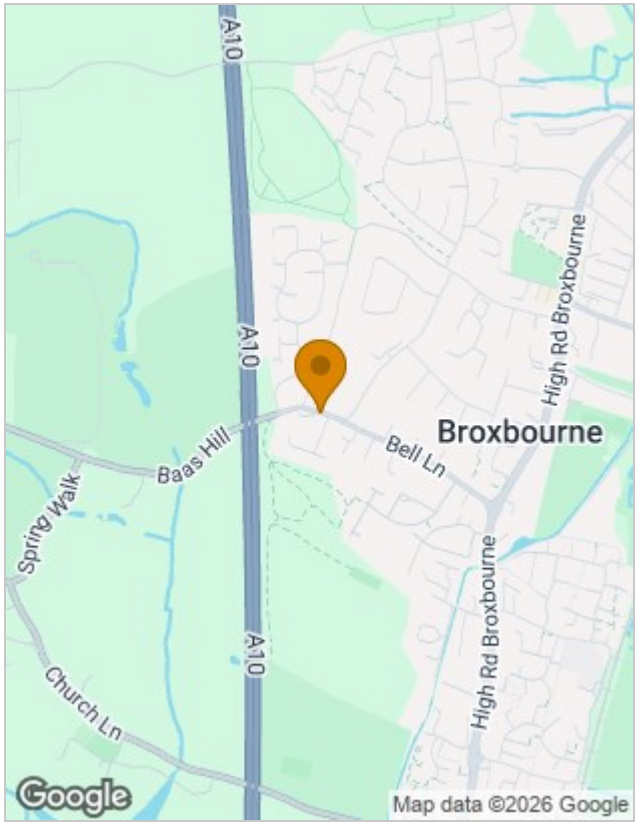



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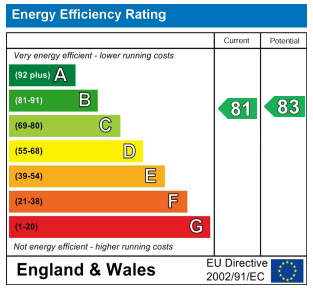
Floor Plans

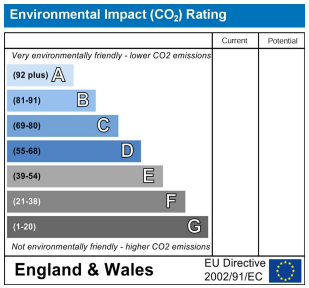


Location Map



Energy Performance Graph





Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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