



Baas Hill Close, Broxbourne EN10 7EU

welcome to

Baas Hill Close, Broxbourne

William H Brown are delighted to bring to the market this substantial four double bedroom family home situated in one of Broxbournes most premium locations. An early viewing of this property is a must!

Accommodation Comprises Of: Entrance Porch

Double glazed window to front aspect, tiled floor

Entrance Hall

Radiator, tiled floor, storage cupboard.

Cloakroom

Double glazed window to front wc, tiled walls, wash hand basin.

Lounge

20' 11" max into bay window x 17' 11" max (6.38m max into bay window x 5.46m max)
Double glazed window to rear aspect, french doors, laminate floor, radiator.

Dining Room

16' 3" x 13' 10" (4.95m x 4.22m)
French doors, laminate floor, radiator.

Tv Room

18' max into bay window x 15' 6" max (5.49m max into bay window x 4.72m max)
Double glazed to front aspect, laminate floor, radiator.

Kitchen

17' 3" x 14' 3" (5.26m x 4.34m)
Two double glazed windows to rear aspect, sink unit, hob, extractor fan, a range of wall and base units with complimenting worktops, tiled walls, space for fridge freezer, radiator, vinyl flooring.

Utility Room

11' 10" x 6' 9" (3.61m x 2.06m)
Double glazed door to rear aspect, double glazed window to rear aspect, a range of wall and base units with complimenting worktops, vinyl floor, tiled

walls, plumbing for washing machine.

Landing

Double glazed window to front aspect, radiator, storage cupboard.

Bedroom 1

17' 11" max into storage cupboard x 15' 9" max (5.46m max into storage cupboard x 4.80m max)
Two double glazed windows to rear aspect, radiator, fitted wardrobe, walk in wardrobe.

En-Suite

Double glazed window to side aspect, laminate floor, wc, wash hand basin, chrome heated radiator, walk in shower cubicle.

Bedroom 2

16' 1" Max into bay window x 14' 5" max (4.90m Max into bay window x 4.39m max)
Double glazed window to rear aspect, radiator.

Bedroom 3

18' max x 14' 2" max (5.49m max x 4.32m max)
Double glazed window to front aspect, radiator.

Bedroom 4

14' x 11' (4.27m x 3.35m)
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, paneled bath, wc, wash hand basin, chrome heated radiator, walk in shower cubicles, tiled walls, laminate floor.

Exterior Front Garden

To the front of the property is a driveway, double garage.

Rear Garden

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





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Baas Hill Close, Broxbourne

- Substantial detached family home
- Four double bedrooms
- En-suite and walk in wardrobe to main bedroom
- Three reception rooms
- Double garage and driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£1,200,000



Total floor area 289.1 m² (3,112 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:
BRX108977 - 0004

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