



Baas Hill Close, Broxbourne, EN10 7EU

Offered chain-free, this well-presented and extended four-bedroom detached house is situated in a desirable cul-de-sac location overlooking parkland, providing spacious and versatile family accommodation with excellent potential for further extension to the rear, side, and loft space (subject to planning permission). Ideal for growing families, the property features off-street parking, a double garage, and a delightful south-facing garden, combining modern comforts with a desirable setting. The ground floor boasts an impressive entrance hall leading to a ground floor shower/W.C., a study perfect for remote working, a spacious lounge, a recently fitted kitchen/diner with high-quality appliances, and a practical utility room. Upstairs, the first floor provides four good-sized bedrooms and a modern family bathroom/W.C. The home benefits from double-glazed windows and gas central heating throughout. Externally, off-street parking and a double garage provide ample space, while the south-facing rear garden is mostly laid to lawn, offering a sunny and private outdoor area for leisure or entertaining. Conveniently located within walking distance of Broxbourne railway station with direct services to London Liverpool Street, this property is ideal for commuters. It falls within the catchment of desirable Broxbourne schools, such as Broxbourne Secondary School and Broxbourne CofE Primary School. Broxbourne's high street amenities, including shops, cafes, and supermarkets, are easily accessible, while the A10 ensures straightforward road access to London, Cambridge, and beyond.

- Chain-free well-presented and extended four-bedroom detached house in cul-de-sac location, overlooking parkland

- Spacious lounge and recently fitted kitchen/diner with utility room

- Potential for extension to rear, side, and loft space (STPP)

- South-facing rear garden mostly laid to lawn, overlooking parkland

- Impressive entrance hall, ground floor shower/W.C., and study

- Four good-sized bedrooms and modern family bathroom/W.C.

- Off-street parking and double garage for convenience

- Walking distance to Broxbourne station and in catchment of desirable schools



 **paulwallace**
estate agents

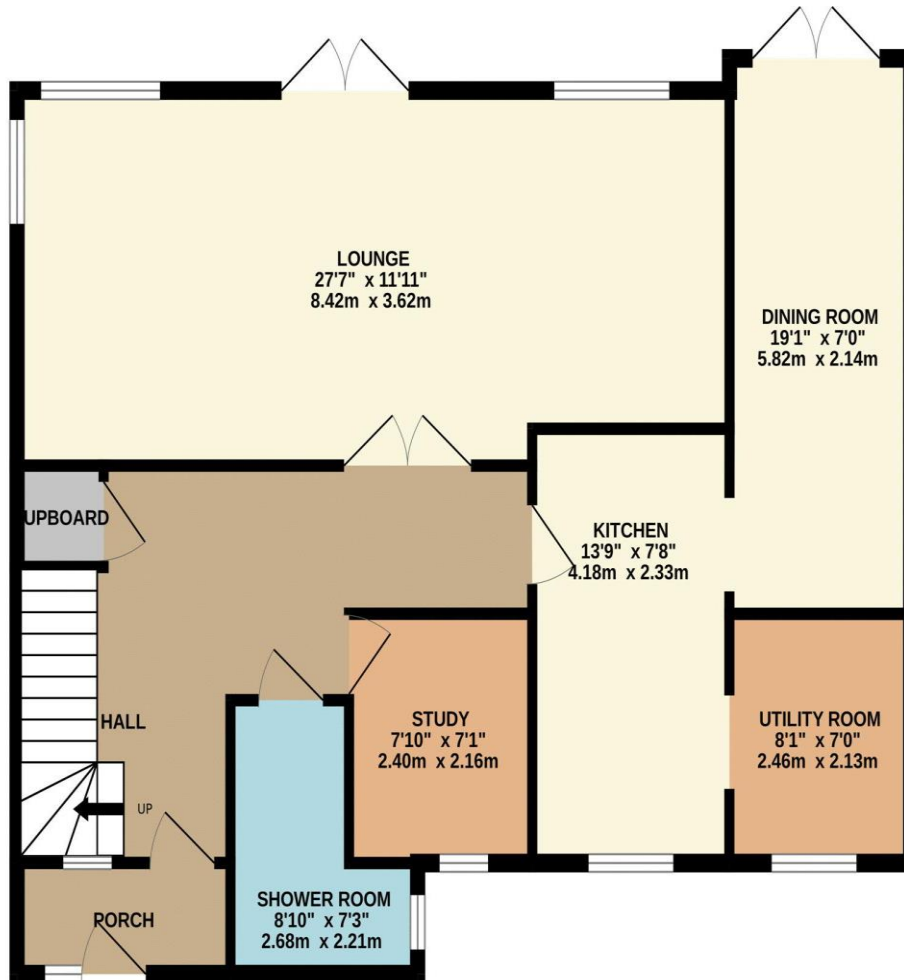
hoddesdon@paulwallace.co.uk

01992 466471

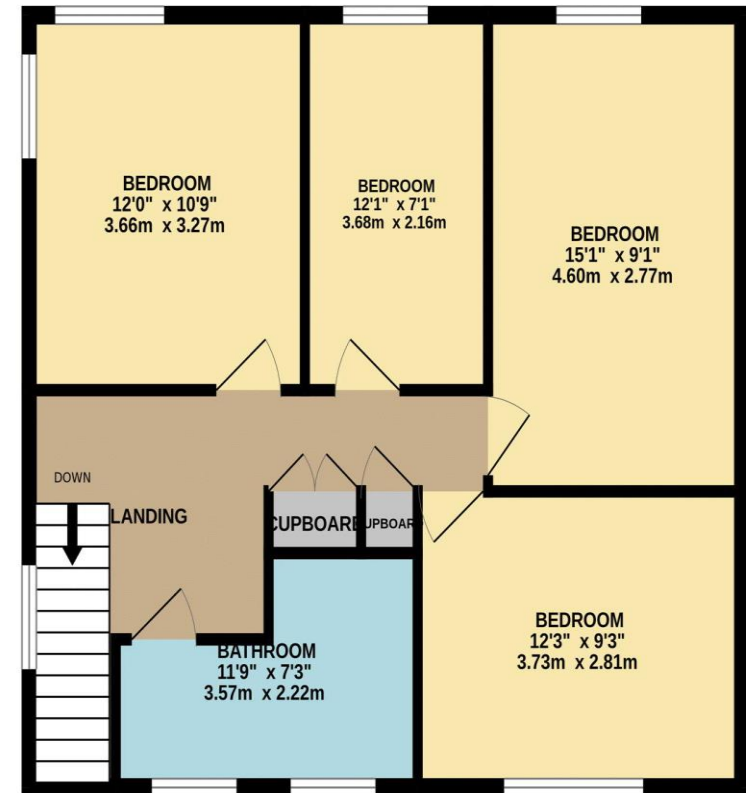




GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET



01992 466471



hoddesdon@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.