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*Independent Estate Agents and Valuers*



**The Willow Trees, Hammond Road, Hatfield Broad Oak,  
B/Stortford, Herts, CM22 7JP  
Guide price £800,000**

Set back from the road in a wonderful semi-rural position with far-reaching countryside views to the rear, this substantial four-bedroom detached family home occupies a beautifully maintained plot approaching 0.2 of an acre.

Offered for sale with no onward chain. the property combines spacious and versatile accommodation with exceptional outside space, including a landscaped rear garden with irrigation system, charming cottage garden and greenhouse with power and water. Further benefits include a detached studio with living/bedroom area, kitchenette and shower room, a double garage with electric up-and-over door and a workshop with power, lighting and loft storage space. Internally, the home features a welcoming sitting room with log burner, a fitted kitchen with integrated appliances and well-proportioned family accommodation throughout.

Ideally located just 4.8 miles from Sawbridgeworth Train Station, the property also offers easy access to excellent local schools, making it an ideal choice for families seeking both countryside living and commuter convenience.

The Council Tax Band is G / The EPC Rating is C

**Entrance Hall**

Stairs to the first floor, under-stairs storage cupboard with consumer unit.

**Ground Floor Cloakroom**

With basin and WC.

**Sitting Room**

13'10" x 12'4" (4.22m x 3.76m)

Large reception room with brick fireplace and log burner.



### Dining Room

14'4" max x 12'10" (4.37m max x 3.93m)



### Fitted Kitchen

12'11" x 7'0" (3.96m x 2.14m)

Fitted wall and base units and;

- Integrated electric oven with hob and extractor over
- Integrated fridge, dishwasher and microwave



**Conservatory**

20'2" x 11'1" (6.16m x 3.38m)

Fitted cupboards housing water softener and space for washing machine.



**First Floor Landing**

Airing cupboard with pressurised hot water system and Worcester gas fired boiler which was serviced in March 2026.

**Bedroom 1**

13'9" x 13'3" (4.20m x 4.05m)

Large double dual aspect bedroom with two built in wardrobe cupboards.



**Bedroom 2**

12'11" x 11'8" (3.94m x 3.57m)

Double bedroom.



**Bedroom 3**

13'8" x 9'2" (4.19m x 2.80m)

Double bedroom.



**Family Bathroom**

10'11" max x 6'3" max (3.33m max x 1.91m max)  
Jacuzzi bath, separate shower, basin and WC.

**Second Floor Landing**

Eaves storage.

**Bedroom 4**

15'8" x 8'8" (4.79m x 2.66m)  
Double room with low level storage.



**Dressing Room**

10'1" x 8'8" (taken at floor level) (3.08m x 2.65m (taken at floor level))



**Office**

17'5" x 7'10" max (floor level) (5.32m x 2.41m max (floor level))



### Studio

18'8" x 12'5" (5.70m x 3.80m)

Fabulous garden room with power, light and double glazed bi-fold doors. There is a living/bedroom space, a kitchenette with cupboards and an integrated fridge, and a separate fully tiled shower room including a wall mounted shower, WC and basin. The studio is connected to mains drainage and the water is heated electrically.



### Detached Double Garage

17'2" x 16'11" (5.25m x 5.17m)

Open plan double garage with an electrically controlled up and over door, power and light. The garage has an irrigation control system for the watering of the flower beds and cottage garden, including the greenhouse.



### Workshop

10'7" x 7'8" (3.24m x 2.35m)

With power, light and loft storage space.

### Rear Garden

The split level rear garden is a wonderful retreat with a large patio and spacious area of lawn



### Cottage Garden

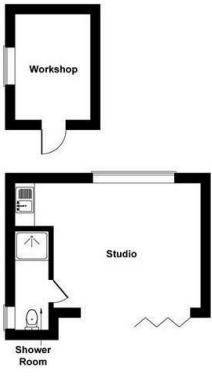
Pretty brick wall boundary with greenhouse and raised beds. The greenhouse has a power and water supply.

**Front**

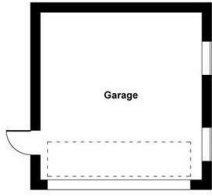
Large driveway with parking for numerous vehicles and a well maintained front garden.

**Disclaimer**

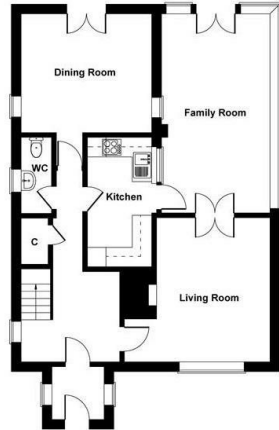
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



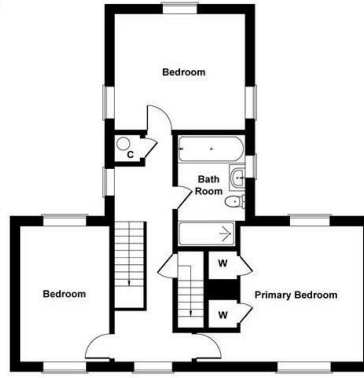
OUTBUILDING



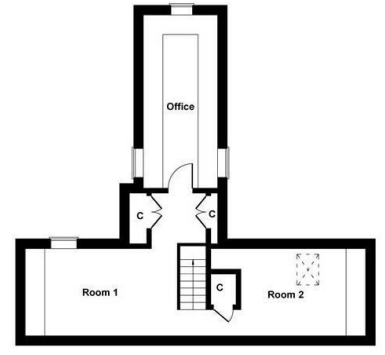
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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