


Baas Hill Close, Broxbourne | 3,400 Sq Ft of Family Living, South-Facing Garden & Cul-de-Sac, EN10 7EU |

## Baas Hill Close, Broxbourne | 3,400 Sq Ft of Family Living, South-Facing Garden & Cul-de-Sac, EN10 7EU

A substantial four-bedroom detached family residence extending to approximately 3,400 sq ft, occupying a peaceful cul-de-sac position within one of Broxbourne's most sought-after residential locations. Offering generous accommodation throughout, this impressive home is centred around a welcoming entrance hall leading to three reception rooms, providing excellent flexibility for modern family living.

### Key features

- Substantial detached family residence
- Peaceful cul-de-sac location
- Principal suite with dressing area, walk-in wardrobe and en-suite
- Large kitchen with separate utility room
- Approximately 3,400 sq ft of accommodation
- Four exceptionally spacious double bedrooms
- Three versatile reception rooms
- Approximately 1 mile from Broxbourne Station with direct services to London Liverpool Street

### Property Information

Tenure
Freehold

Council Tax
G

EPC Rating
D

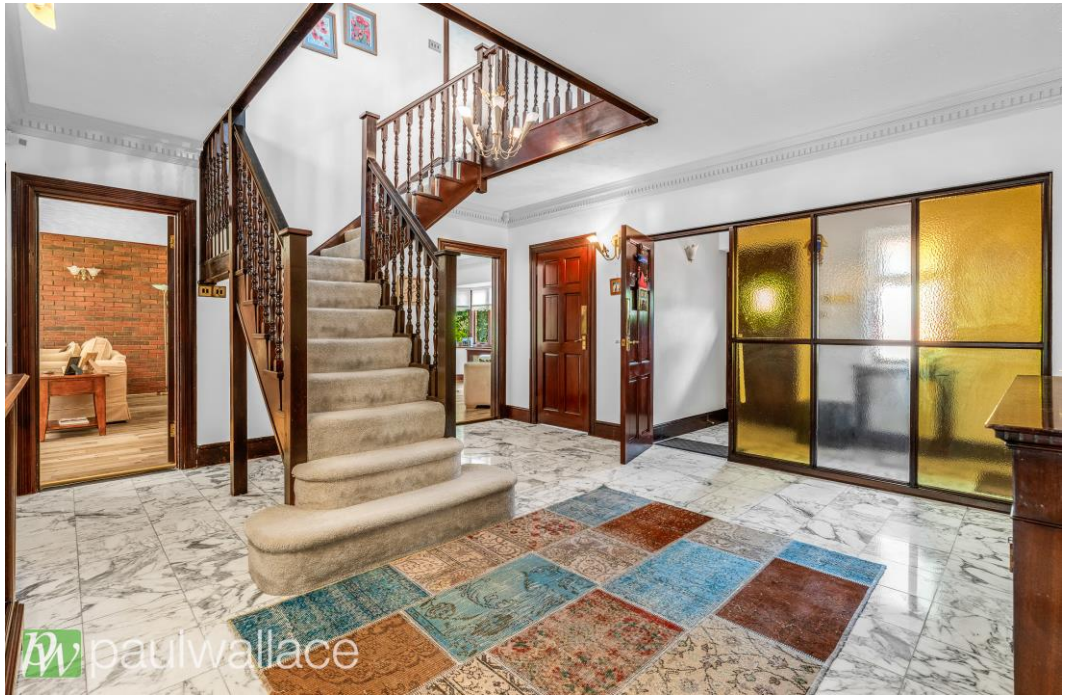
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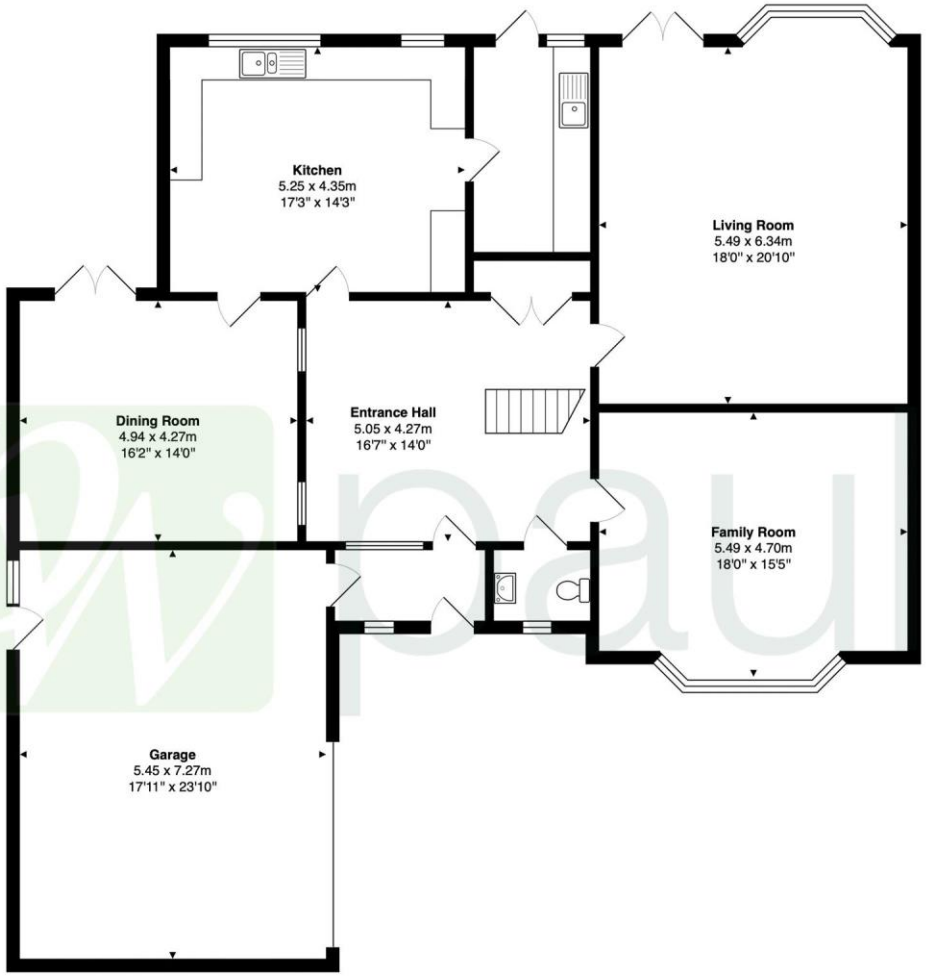
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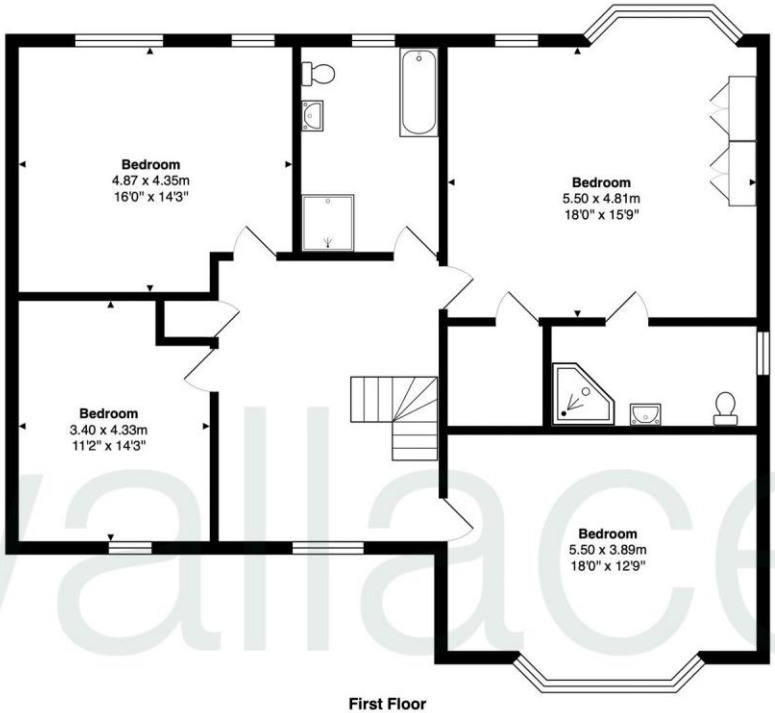

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**Ground Floor**
Area: 187.3 m² ... 2016 ft²




**First Floor**
Area: 128.6 m² ... 1384 ft²

Total Area: 315.8 m² ... 3400 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

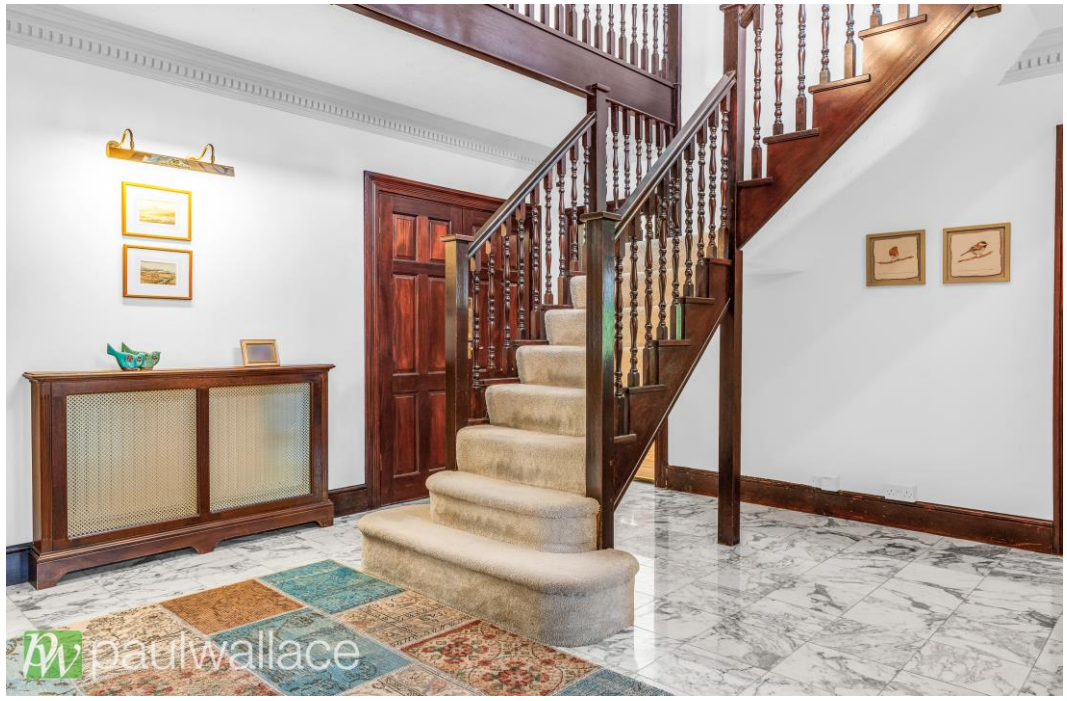

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**Opening Times**

| | |
|---|---|
| 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 |

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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.