

**KIRBY  
COLLETTI**  
EST 2004



89 Baas Hill, Broxbourne, EN10 7EP

Guide Price £1,175,000

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# 89 Baas Hill

Broxbourne, EN10 7EP

Nestled in the charming area of Baas Hill, Broxbourne, this exquisite detached house offers a perfect blend of space, comfort, and elegance. Spanning an impressive 2,167 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the beautifully presented kitchen/ family room, designed to be both functional and inviting. This area flows seamlessly into the dining room, which features a stunning vaulted ceiling, creating an airy and spacious atmosphere ideal for family gatherings or dinner parties.

With four generously sized bedrooms, including a master suite complete with an en suite bathroom, this home caters to the needs of families and guests alike. The additional two bathrooms ensure convenience and privacy for all occupants.

Outside, the property is equally impressive, featuring a secluded garden that offers a tranquil retreat from the hustle and bustle of daily life. The double garage provides ample storage and parking for numerous vehicles, making it perfect for families with multiple cars or those who enjoy hosting visitors.

This delightful home in Broxbourne is not just a property; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. With its combination of modern comforts and classic charm, this residence is a must-see for anyone seeking a spacious family home in a desirable location.

Guide Price £1,175,000



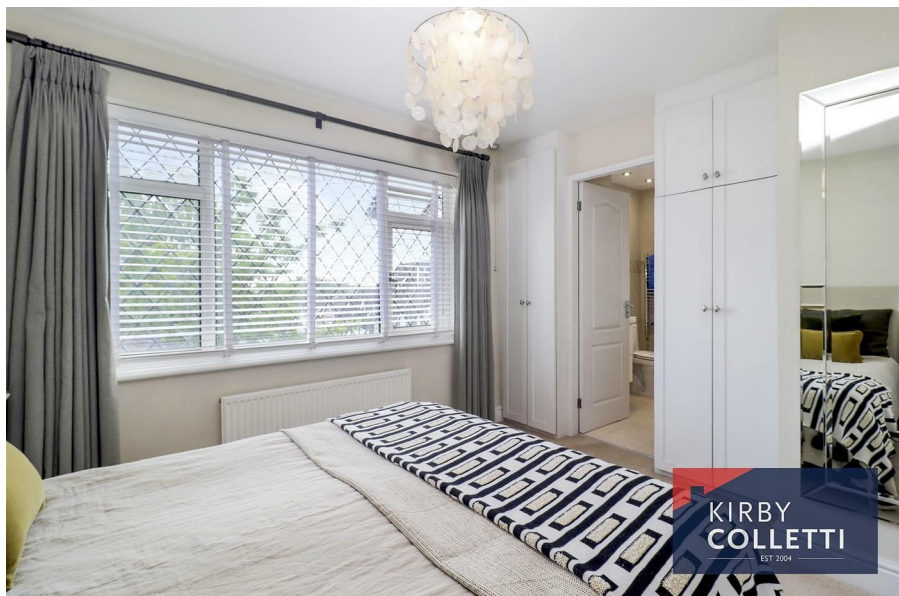
## ACCOMMODATION

<b>STORM PORCH</b>	4'8 x 2'8 (1.42m x 0.81m)
<b>ENTRANCE HALL</b>	12'7 x 7'4 (l-shaped) (3.84m x 2.24m (l-shaped))
<b>CLOAKROOM</b>	4'11 x 4'2 (1.50m x 1.27m)
<b>LOUNGE</b>	22 x 14'5 (6.71m x 4.39m)
<b>DINING ROOM</b>	14'10 x 12'4 (4.27m`3.05m x 3.76m)
<b>KITCHEN/FAMILY ROOM</b>	23'4 x 18'8 (7.11m x 5.69m)
<b>UTILITY ROOM</b>	6'10 x 5'2 (2.08m x 1.57m)
<b>FIRST FLOOR LANDING</b>	
<b>BEDROOM ONE</b>	11'7 x 11'7 (3.53m x 3.53m)
<b>EN SUITE BATHROOM</b>	7'4 x 6'9 (2.24m x 2.06m)
<b>BEDROOM TWO</b>	11'6 x 11'5 (3.51m x 3.48m)





<b>BEDROOM THREE</b>	11'4 x 10'5 (3.45m x 3.18m)
<b>BEDROOM FOUR</b>	8'10 x 7'7 (2.69m x 2.31m)
<b>RE-FITTED BATH/SHOWER ROOM</b>	9'3 x 6'8 (2.82m x 2.03m)
<b>EXTERIOR</b>	
<b>REAR GARDEN</b>	
<b>FRONT GARDEN</b>	
<b>DOUBLE GARAGE</b>	24'8 x 15'10 (7.52m x 4.83m)







TASTE OF THE EAST

OTTOLENGHI SIMPLE

GORDON RAMSAY'S

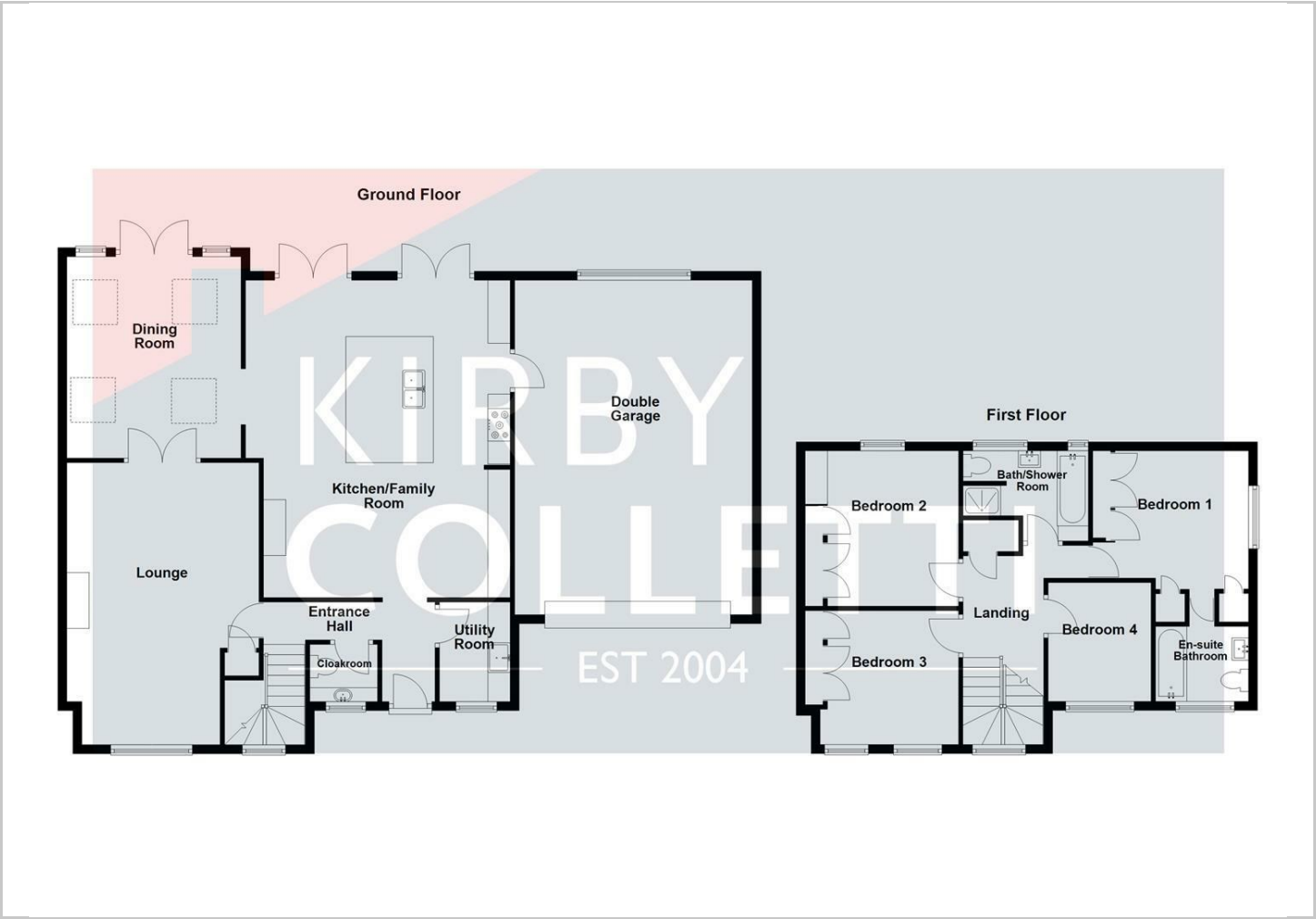
"Gordon Bennett"

YOU ARE HERE

Hand Wash

KIRBY  
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Floor Plans



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.

Location Map



Energy Performance Graph

