



22 Baas Hill Close
Broxbourne

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached family home situated on a highly sought-after cul de sac on the western edge of Broxbourne, with excellent access to both open countryside and local road and rail links, as well as Broxbourne School.

The house has a favourable setting on one of the area's best roads, close to a wealth of amenities. Following extensive improvements in recent years the house offers light, modern and well-planned accommodation over three floors, perfectly attuned to the demands of busy family life.



2 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CUL DE SAC



3,340 SQ FT



**GUIDE PRICE
£1,600,000**



The property

Of particular note is the rear extension which spans the back of the house, creating a wonderfully bright and spacious open plan kitchen and living area which serves as the heart of the family home. Here, the contemporary design incorporates excellent storage within sleek cabinetry and a central island which doubles as a breakfast bar, premium NEFF appliances and stylish quartz work surfaces, plus large-tiled flooring with gas underfloor heating. The generously proportioned room also has space for a dining area and a snug, making one fabulous area for entertaining. Separate to the kitchen/dining/family room there is a formal sitting room at the front of the house, warmed by a wood burning feature fire place. Tucked away to the side of the house is a separate utility room with access to the front making this an ideal space for a boot room and for laundry machines, while a cloakroom with WC completes the ground floor.

The upstairs space has also been extensively remodelled and now includes a second-floor with two additional double bedrooms and a bathroom, as well as ample eaves storage. The first floor has a large principal bedroom with its own dressing room and en suite shower room, a further en suite double bedroom well suited to older children or visiting guests, and three further bedrooms which share a family bath and shower room. All of the bathrooms benefit from underfloor heating.



Outside

The property is situated in a popular cul de sac, set behind a good-size in-and-out driveway behind a mature palm tree. The integrated double garage provides additional parking and scope for further extension, subject to permissions. The enclosed rear garden is landscaped in a low-maintenance style with an astroturf lawn, a sizeable terrace and a garden shed.

Location

The property lies in a sought-after rural position, half a mile from the centre of Broxbourne and 1.5 miles from Hoddesdon and 3.5 miles from Cheshunt, both with more extensive amenities. The larger bustling county town of Hertford is seven miles and offers excellent shopping, restaurants and cafés in its characterful centre, while there is also a selection of supermarkets and a wealth of leisure facilities, including easy access to parks and green space.

Hertford boasts several reputable schools, including the outstanding-rated Haileybury, Abel Smith School for primary and Simon Balle All-Through School for secondary, plus the independent Duncombe School and St. Joseph's in the Park. The well-regarded Broxbourne School is 0.6 miles distant. Brickendon Grange Golf Club and The Hertfordshire Golf & Country Club are both nearby. The town is well connected by road, with the A10 and the A1(M) both within easy reach. Broxbourne station offers services to London Liverpool Street and Moorgate (both approximately 60 minutes).



Distances

- Broxbourne centre 0.6 miles
- Wormley 1.1 miles
- Hoddesdon 1.7 miles
- Cheshunt 3.4 miles
- Hertford 7 miles

Nearby Stations

- Broxbourne Station
- Rye House Airport
- Roydon Station
- Cheshunt Station
- Hertford East Station
- Hertford North Station

Key Locations

- The Hertfordshire Golf & Country Club
- Hertfordshire Zoo
- River Lee Country Park
- Roydon Marina Village
- Essendon Country Club
- Hatfield House
- Lea Navigation Canal

Nearby Schools

- The Broxbourne School
- Wormley Primary School
- Sheredes Primary School
- Haileybury School
- Presdales School
- Richard Hale School
- Abel Smith School
- Duncombe School



Approximate Floor Area = 310.3 sq m / 3340 sq ft
 Garage = 23.5 sq m / 253 sq ft
 Total = 333.8 sq m / 3593 sq ft



Floorplans
Main House internal area 3,340 sq ft (310.3 sq m)
Garage internal area 253 sq ft (23.5 sq m)
 For identification purposes only.

Directions
 EN10 7EU
 ///what3words: ///glitz.goat.shelf

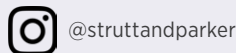
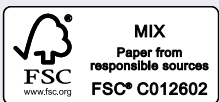
General
 Local Authority: Borough of Broxbourne Council
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Services: Electricity, gas, mains water and drainage.
 Council Tax: Band G
 EPC Rating: C



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95643

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