





Baas Hill, Broxbourne, EN10 7ET

Westwood Leber are delighted to bring to the market this exceptional six bedroom detached residence, positioned behind private gates on one of Broxbourne's most sought after and highly regarded roads. With accommodation extending well over 4000 sq ft, this impressive family home has been meticulously designed and finished to the highest of standards, offering stylish, contemporary living across three expansive floors.

Perfectly suited to modern family life, the property features a beautifully light and spacious layout with multiple reception areas and seamless indoor-outdoor flow. The heart of the home is the stunning open-plan kitchen/breakfast/family room, expertly fitted with premium appliances and luxury finishes, and flowing through bi-fold doors to a south-facing landscaped rear garden.

This outstanding outdoor space offers a truly enviable setting for entertaining, boasting a heated swimming pool, raised balcony seating area, bespoke bar with external TV, and a dedicated changing room with shower.

Inside, the accommodation continues to impress with a large reception hall, formal dining room, utility room, cloakroom/w.c, and a generous living room opening into an additional games room with bar area perfect for entertaining. On the first floor, four beautifully appointed double bedrooms each benefit from en-suite facilities, while the second floor offers two further double bedrooms, ideal for guests or growing families.

Further benefits include a double garage, ample driveway parking for numerous vehicles, and a location that provides excellent access to local amenities, schools, and Broxbourne Station. This is an exceptional opportunity to acquire one of the area's finest homes – early viewing is highly recommended.



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