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Manor House Gardens, Wormley, Broxbourne, EN10 6GN |  
Guide Price £850,000 | Freehold

## Manor House Gardens, Wormley, Broxbourne, EN10 6GN

This beautifully presented four bedroom detached Georgian style townhouse is located within an exclusive gated development and offers 2240 sqft of living accommodation. boasting three reception rooms, including a spacious kitchen/dining room with stunning views over the new river, this property is presented to the highest standard throughout. The property features a 21'9" lounge, garage with potential to convert into additional living accommodation, off street parking, en-suite to bedroom one with dressing area, en-suite to bedroom two, superb family bathroom, home office, and ground floor cloakroom. the stunning landscaped garden offers a peaceful retreat with its spectacular views over the new river. Ideally located within walking distance of Broxbourne Railway Station and within the catchment area of the prestigious Broxbourne Secondary School, this property offers both luxury living and convenience.

### Key features

- 2239 sqft living accommodation
- Exclusive gated development
- Garden with stunning views over the new river
- High specification throughout
- Off street parking and garage with potential for conversion
- En-suite to bedroom one with dressing area
- Located near Broxbourne Railway Station
- Within catchment of Broxbourne Secondary School



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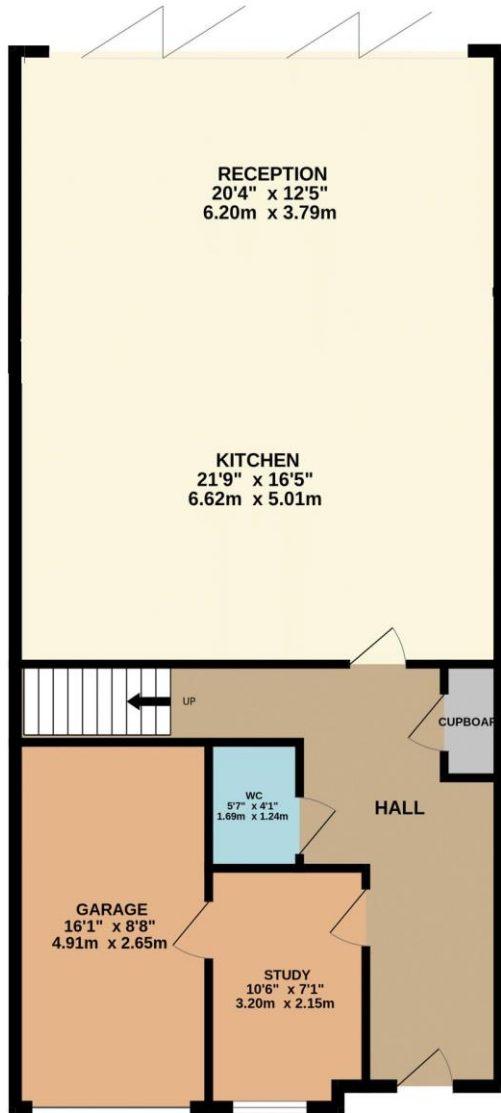
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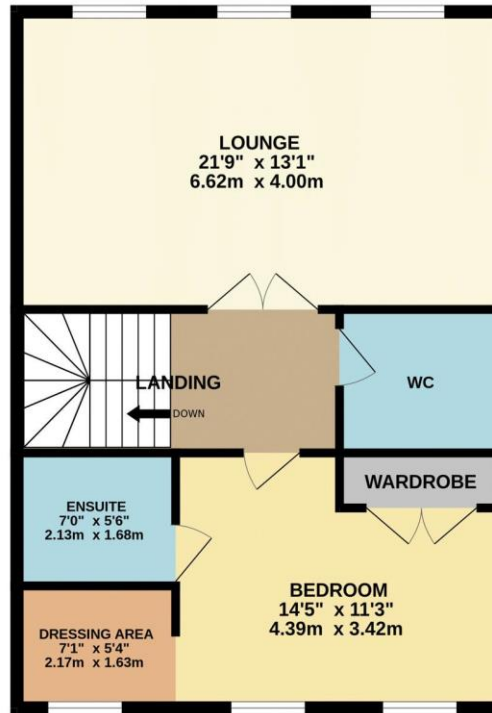
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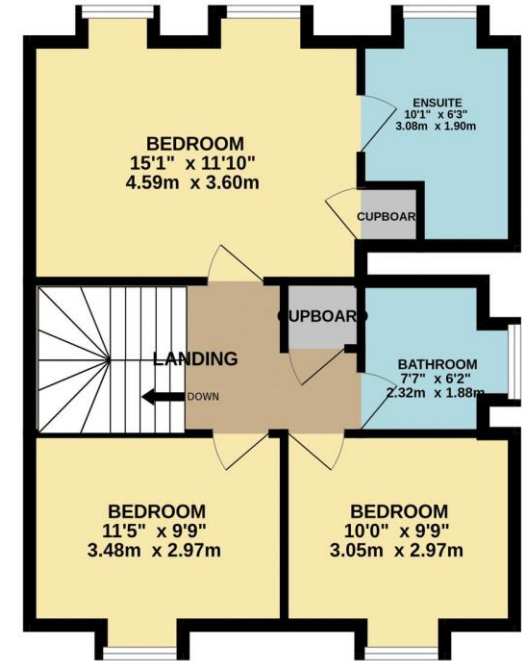
GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



2ND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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



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.