



SEKIBY  
KIDNEY

THE OLD  
37  
HOUSE

RAYU  
RAY

High Road, Broxbourne, EN10 6HT |  
£675,000 | Freehold

## High Road, Broxbourne, EN10 6HT

This delightful Grade II listed property seamlessly combines historical charm with modern conveniences. Covering 2,121 square feet, this expansive property is well-suited for families and individuals who enjoy social gatherings. A notable highlight is the sizable, detached outbuilding / garage, measuring 80'2 x 18'3. This versatile space holds endless potential, whether as a garage, a home office, a business venture, or additional living quarters, subject to planning permission. Within the home, the layout exudes warmth and comfort. The three distinct reception rooms provide ample areas for dining, relaxation, or remote working. The period details scattered throughout the house add a unique and inviting character. This residence includes five generously sized bedrooms and two bathrooms, ensuring space and privacy for everyone. Built in 1850, the house is steeped in historical importance, making it ideal for those who appreciate properties with heritage. Set in the village of Wormley, the property offers convenient access to local amenities and transport options. This property presents a rare opportunity to own a historical gem with excellent potential for future development.

### Key features

- Grade II listed terraced home with historical significance
- Large, versatile detached outbuilding with numerous possibilities
- Five spacious and comfortable bedrooms
- Constructed in the mid-19th century, rich in character
- Expansive living area totaling 2121 square feet
- Three reception rooms
- Two well-equipped bathrooms



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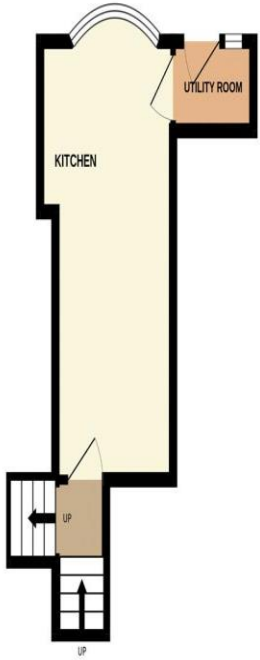
[hoddesdon@paulwallace.co.uk](mailto:hoddesdon@paulwallace.co.uk)

01992 466471

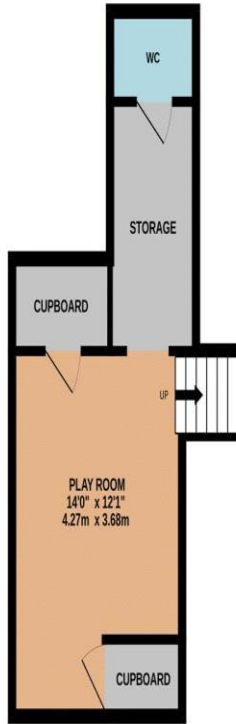




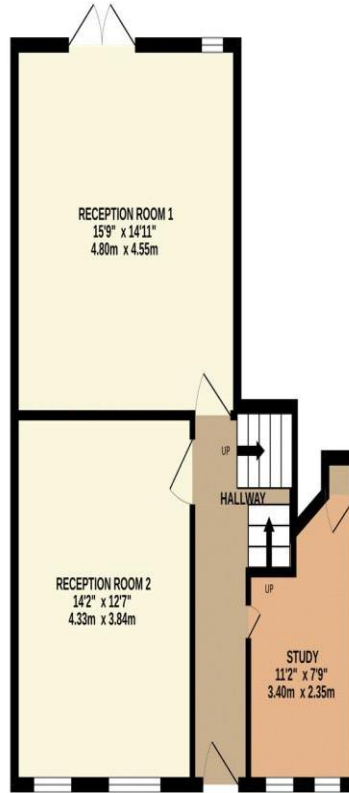
LOWER GROUND FLOOR  
294 sq.ft. (28.9 sq.m.) approx.



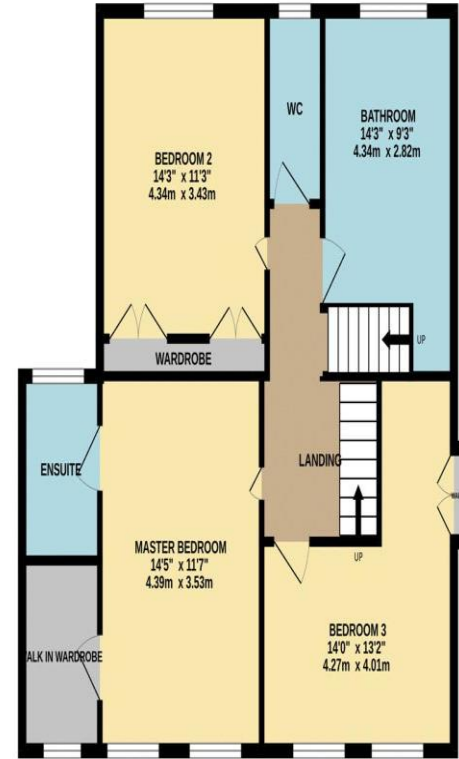
BASEMENT LEVEL  
298 sq.ft. (28.6 sq.m.) approx.



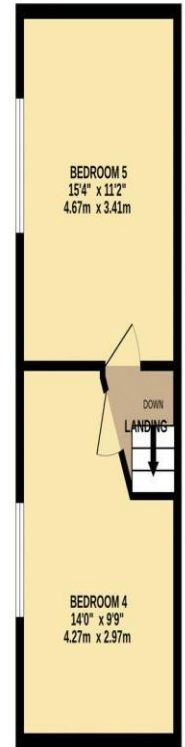
GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (74.3 sq.m.) approx.



2ND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



HIGH STREET

TOTAL FLOOR AREA : 2163 sq.ft. (201.0 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.