



Wormleybury, Church Lane, Broxbourne, EN10 7QE

This charming and characterful, double-fronted two-bedroom mews house is offered chain free and is located within a prestigious courtyard and manor estate, renowned for its tranquil privacy and immaculate 40-acre grounds that are exclusively available to its residents. This distinctive home is accessible via a scenic private road and benefits from a double garage. Stepping inside, you are greeted by a spacious entrance hall that leads to the upper level and opens into various living spaces, including a delightful living room adorned with dual-aspect windows and a generous bay window overlooking the immaculate grounds. The room features an elegant fireplace and high ceilings, complemented by double doors that seamlessly connect to the dining area. The well-appointed kitchen boasts dual-aspect windows, one providing a picturesque view of the manicured grounds. On the first floor, the main bedroom is designed for both comfort and functionality, complete with a dressing room and a bright en-suite bathroom. A second bedroom is equipped with built-in wardrobes, and there is a convenient shower / w.c. and the property benefits from gas central heating.

Key features

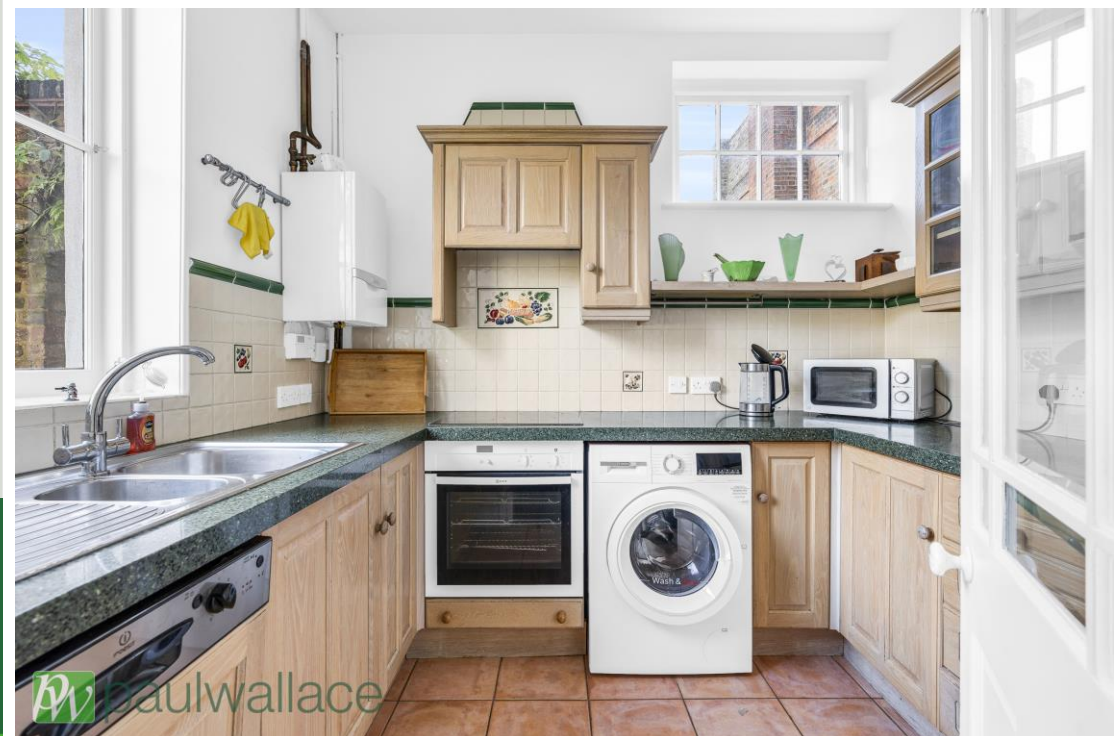
- Charming double-fronted, Grade 1 listed, two-bedroom mews home in a Grade I Listed estate
- Accessed via a serene private road leading to the property and a double garage
- Bright living room featuring dual-aspect windows and a stunning bay window
- Bedroom one with dressing room and private en-suite bathroom
- Set in 40 acres of beautifully maintained grounds for exclusive use
- Impressive, characterful entrance hallway
- Dining area with doors opening to the living room for seamless flow
- Bedroom two with fitted wardrobes and separate shower room / w.c.

Property Information

Tenure Freehold Council Tax G EPC Rating E

Local Authority Broxbourne Borough Council

Lease Length



 **paulwallace**
estate agents

hoddesdon@paulwallace.co.uk

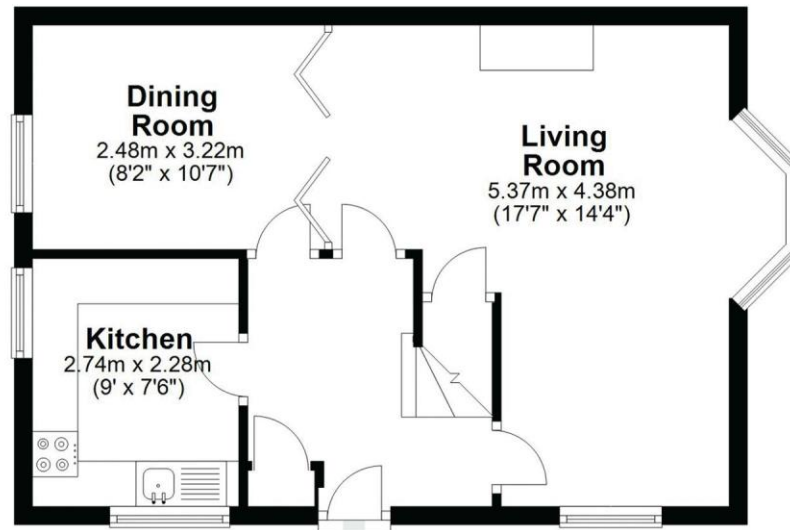
01992 466471





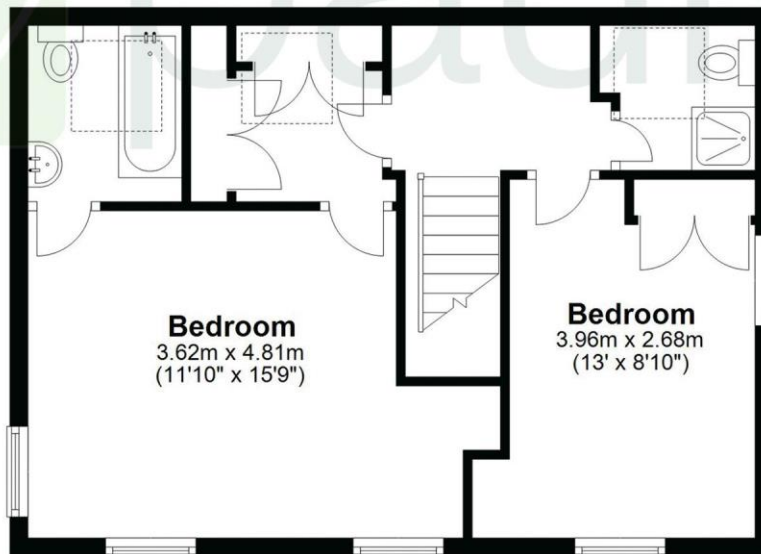
Ground Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



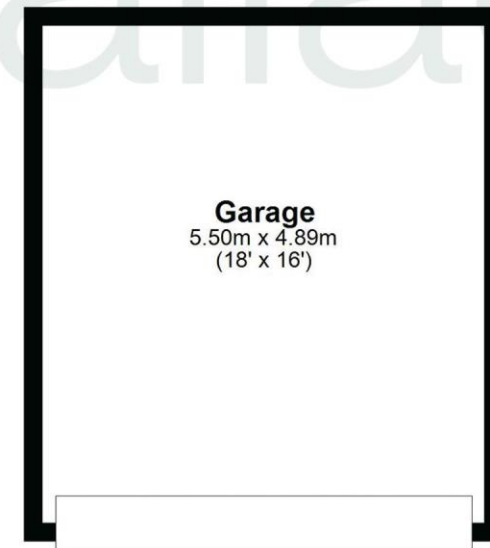
First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Outbuilding

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk







Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET



01992 466471



hoddesdon@paulwallace.co.uk



www.paulwallace.co.uk



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.