



Anniversary Cottage, Wormleybury Mews Church Lane

Broxbourne, EN10 7QE

£675,000



KIRBY COLLETTI are delighted to market this CHARMING GRADE I LISTED THREE BEDROOM MEWS STYLE HOUSE. Situated in the stunning idyllic setting of Wormleybury Manor boasting 40 acres of communal gardens and Fishing Lake. Conveniently located on the outskirts of Broxbourne yet just over 2 miles to Broxbourne Railway Station.

Some of the many features include 19'11" Lounge/Dining Room, Fitted Kitchen, Ground Floor Cloakroom, En Suite Shower Room To Bedroom One, Bathroom/W.C., Private Walled Garden, Double Garage and Residents Parking.

- Grade I Listed
- Fitted Kitchen
- Bathroom/W.C.
- 40 Acres Of Communal Gardens and Lake
- Charming Three Bedroom Mews • Lounge/Dining Room Style House
- En Suite Shower Room
- Private Walled Garden
- Lounge/Dining Room
- Ground Floor Cloakroom
- Double Garage



Accommodation

Part glazed front door to:

Entrance Hall

14 x 7'5" (4.27m x 2.26m")

Front aspect sash window. Stairs to first floor. Two under stairs cupboards. Double radiator. Multi-paned door to lounge/dining room. Door to Kitchen and door to cloakroom. Tiled Floor.

Cloakroom

4'9" x 5'10" (1.45m x 1.78m")

White Suite comprising Low level W.C. Pedestal wash hand basin. Half tiled walls. Radiator. Tiled floor. Cupboard housing meters.

Lounge/Dining Room

19'11" x 19'9" (6.07m x 6.02m")

Front aspect sash window. Two double doors providing access to private walled garden. Feature fireplace with inset gas coal effect fire. Television aerial point. Three wall light points. Two radiators. Door to:

Kitchen

12'9" x 11'11" (3.89m x 3.63m)

Rear aspect sash window with views over communal gardens. Range of wall and base mounted wall units. Work surfaces over. Breakfast bar. Inset one and half bowl single drainer stainless steel sink unit with mixer tap over. Built in gas four ring hob. Built in oven below. Extractor hood over. Plumbing for washing machine and dishwasher. Integrated fridge/Freezer. Cupboard housing gas central heating boiler. Tiled Floor. Telephone point. Door to lounge/dining room.

First Floor Landing

9 x 7'3" (2.74m x 2.21m")

Front aspect window. Staircase leading to roof terrace.

Bedroom One

19 x 12'3" (5.79m x 3.73m")

Two rear aspect windows with views over communal

gardens and lake beyond. Two radiators. Fitted wardrobes to one wall. Telephone point. Door to:

En Suite Shower Room

7'6" x 5'5" (2.29m x 1.65m")

White suite comprising fully tiled shower cubicle. Low level W.C. with concealed cistern. Wash hand basin with draw unit below. Walls and floor fully tiled. Heated towel rail.

Bedroom Two

10'6" x 10'4" (3.20m x 3.15m")

Rear aspect window with views over rear garden and lake beyond. Fitted wardrobes to one wall. Radiator.

Bedroom Three

9'3" x 9'1" (2.82m x 2.77m")

Front aspect window. Radiator. Fitted wardrobes to one wall.

Family Bathroom

10'10" x 5'6" (3.30m x 1.68m")

Front aspect window. White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted bi-folding shower screen and shower curtain. Low level W.C. Pedestal wash hand basin. Airing cupboard. Radiator. Partly tiled walls.

Exterior

Residents communal grounds with feature lake.

Rear Garden

Secluded and walled rear garden.. Paved patio area with steps leading to upper level with shrub borders. Garden shed.

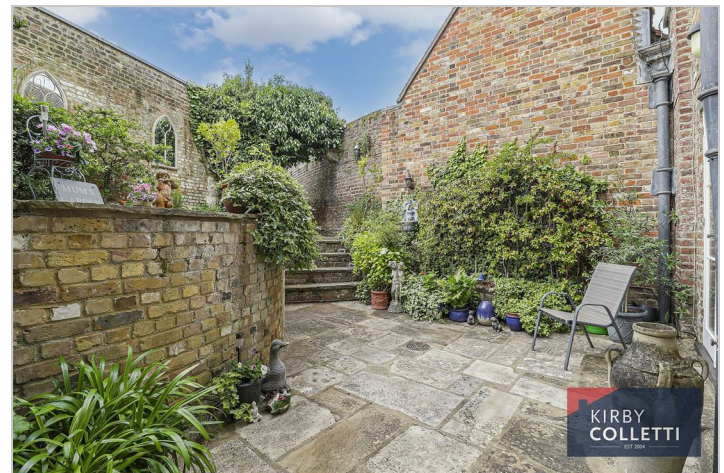
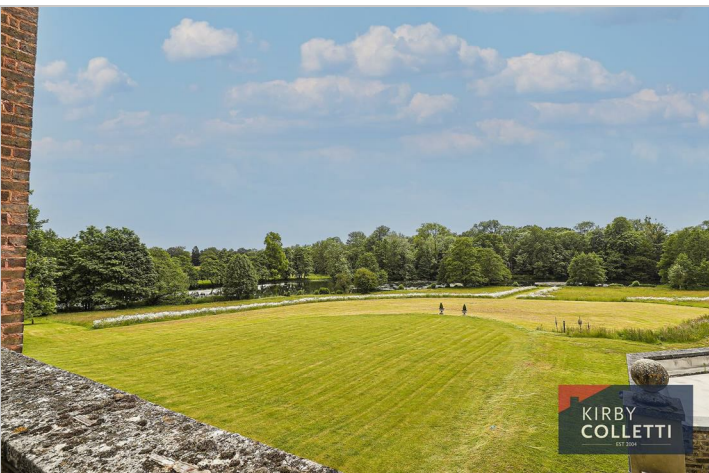
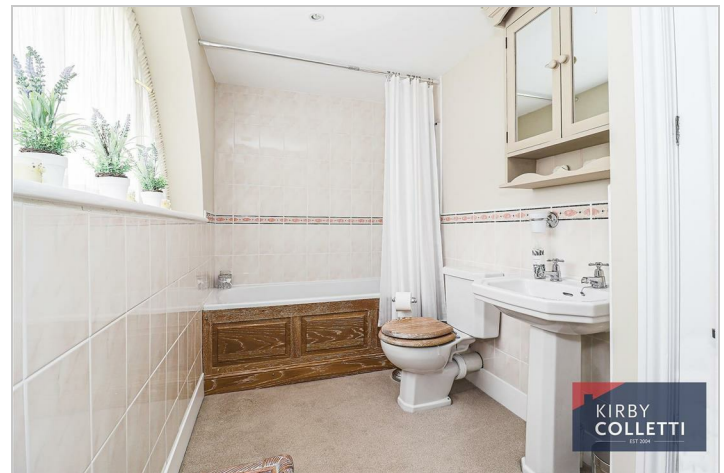
Double Garage

18'11 x 16'11 (5.77m x 5.16m)

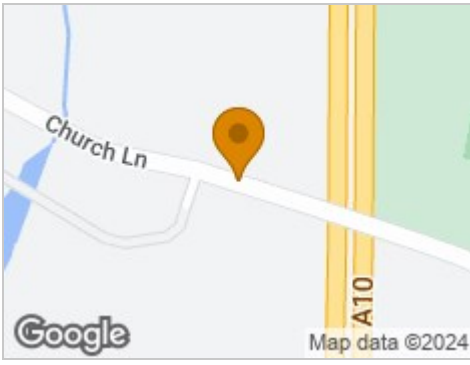
Up and over door.

Agents Note

Service charge £2,200 per annum.



Road Map



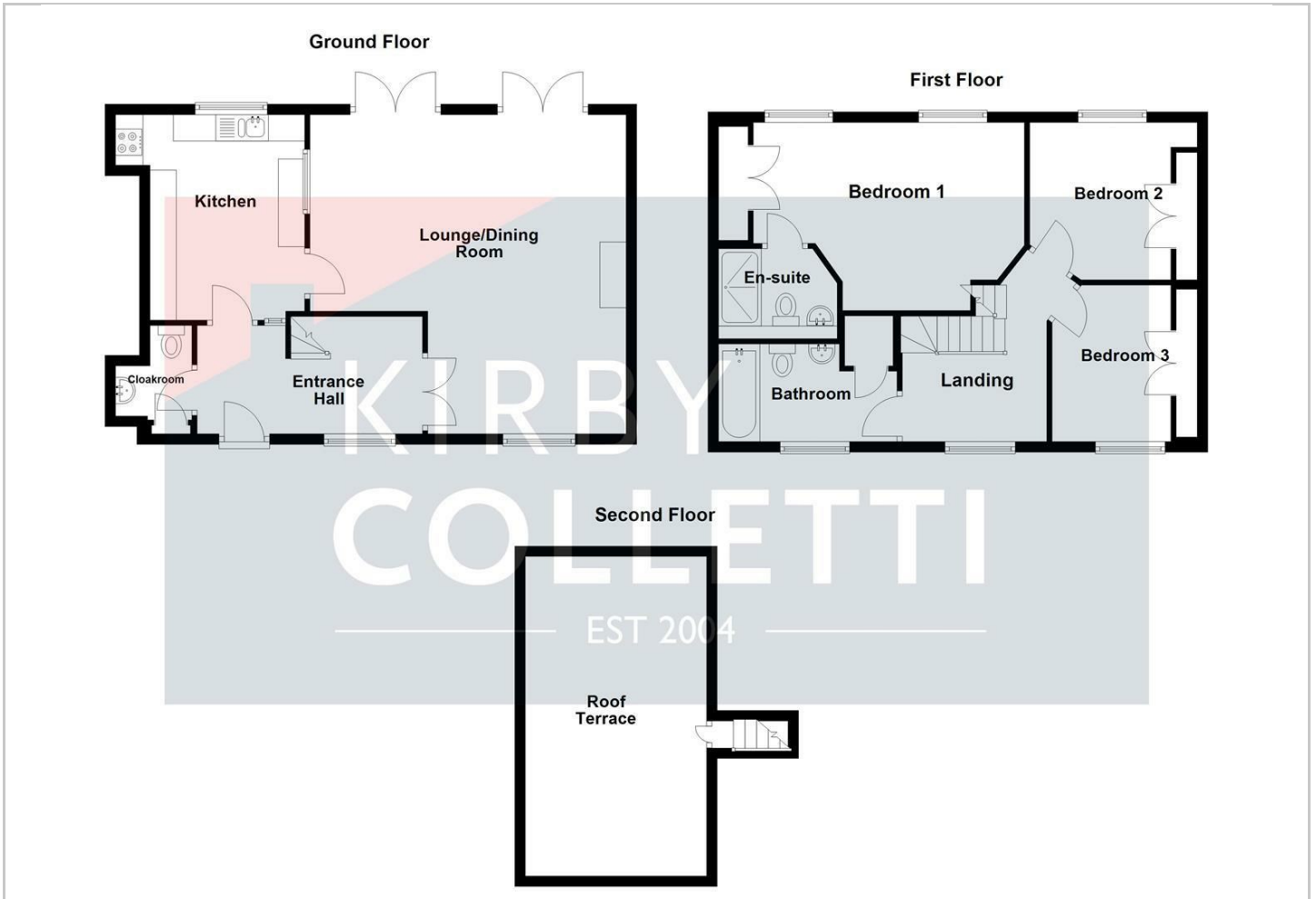
Hybrid Map



Terrain Map



Floor Plan

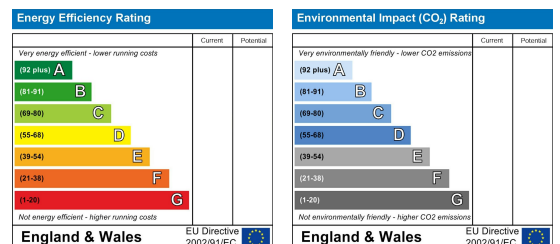


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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