



31-33 Wormley West End
Broxbourne | Hertfordshire | EN10 7QN

FINE & COUNTRY

STEP INSIDE

31-33 Wormley West End

A stunning Grade II listed, four-bedroom detached cottage, situated in the sought after location of Wormley West End, Broxbourne, in Hertfordshire. Set within secure wooden gates and offers approximately 2.35 acres of gardens. This period home is full of character and charm, once two cottages now create a delightful family home with open fireplaces and exposed beams. There is approximately 2327sq ft of accommodation, the property has oil fired central heating, septic tank, EPC exempt, council tax band G. The property is offered with no onward chain.

Step Inside

Enter this fabulous character home through the wooden door leading into the kitchen diner, the heart of the home. A perfect space for the family to sit and have a cuppa, with an aga and stripped wooden floorboards it really does feel like a country kitchen. This part of the property is a more recent extension from the original two cottages. There is a cloak room and storeroom just off the kitchen, and two staircases, one at each end, leading to the first floor.

Just off the kitchen you step back in time into the sitting room with wood burning stove, original front door and exposed beams with step up to the dining room. All the reception rooms are good sizes and can be utilised for any purpose. There are two doors into the living room with an ornate fireplace and second front door which would have been an entrance to one of the former two cottages. From the study there is a staircase leading to the first floor and beautiful door into the modern utility room. This is a great space after a long dog walk to come in and take off the wellies and you will also find a shower room which is handy to clean up before entering the home.

On the first floor there are four bedrooms and two bathrooms with two staircases at each end of the property. The bedrooms are all a good size with exposed beams and character and a vaulted ceiling to the master bedroom and plenty of windows to enjoy the countryside views.











STEP OUTSIDE

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Set within 2.35 acres there is a wooden gateway leading you up towards the cottage, with lawn and various tree and shrubs, with hedging surrounding the plot. A wooden gate leading you up to the gravel pathway to the cottage. There is plenty of space for an allotment and vegetable patch, space for the children to play and lots of potential to have animals or run a business.

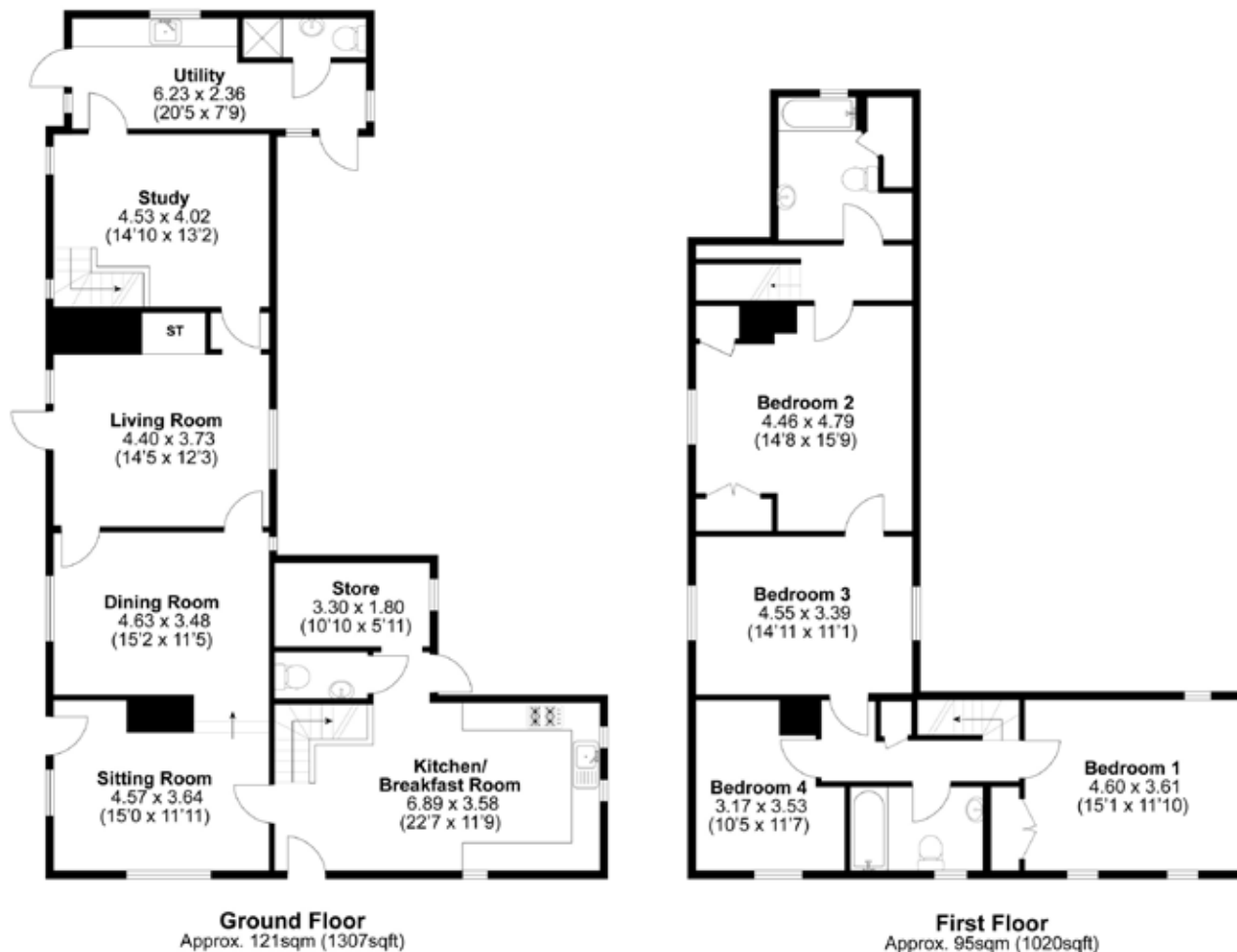
Location

An idyllic setting surround by countryside with Broxbourne Woods just on the doorstep. Just a short drive to Broxbourne where you will find local shops and schools and 3.3 miles to the train station taking you into London's Liverpool Street. The Hertfordshire Golf and Country Club is nearby and offers a superb gym.

For the frequent flyer just 21 miles to Luton Airport 30 miles to Stansted Airport and 43 miles to Heathrow Airport.

Guide price £1,300,000





TOTAL FLOOR AREA: 2327 sq.ft. (216 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.

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