



**High Road, Wormley Broxbourne EN10 6HT**



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## High Road, Wormley Broxbourne

William H Brown are delighted to bring to the market this rare and substantial five bedroom family home situated in a popular residential location. An internal viewing is a must to see this one off property.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Accommodation Comprises Of:

#### Entrance Hall

Laminate floor

#### Family Room

11' 2" Max into cupboard x 11' max into door ( 3.40m Max into cupboard x 3.35m max into door )  
Two double glazed windows to front aspect, storage

cupboard, radiator.

#### Lounge

14' 2" max x 12' 6" max ( 4.32m max x 3.81m max )  
Two double glazed window to front aspect, laminate floor, radiator, fireplace.

#### Dining Room

15' 9" max x 14' 2" max ( 4.80m max x 4.32m max )  
Laminate floor, fireplace, french doors, radiator.

#### Basement Reception Room

14' max into cupboard x 12' 4" max into fireplace ( 4.27m max into cupboard x 3.76m max into fireplace )  
Fireplace, two storage cupboards.

#### Wc

Wc, wash hand basin.

#### Kitchen

22' 1" max into bay window x 10' 6" max ( 6.73m max into bay window x 3.20m max )  
Tiled floor, a range of wall and base units with complimenting worktops, integrated oven, part tiled walls, space for fridge freezer, double glazed window to rear aspect.

#### Utility Room

6' 1" x 4' 6" ( 1.85m x 1.37m )  
Double glazed window to rear aspect, part tiled walls, tiled floor.

#### Bedroom 1

14' 4" max into window x 11' 6" max ( 4.37m max into window x 3.51m max )  
Two double glazed windows to front aspect, radiator.

#### Dressing Room

Fitted wardrobe.





### En-Suite

Shower cubicle, double glazed window to rear aspect, tiled floor, part tiled walls, radiator.

### Bedroom 2

16' 3" max into wardrobe x 14' 1" max into window ( 4.95m max into wardrobe x 4.29m max into window )  
Two double glazed windows to front aspect, radiator.

### Bedroom 3

14' 5" max into window x 11' 2" max ( 4.39m max into window x 3.40m max )  
Double glazed window to rear aspect, fireplace, fitted wardrobe, radiator.

### Bathroom

Double glazed window to rear aspect, tiled floor, part tiled walls, wc, wash hand basin, stand alone bath.

### Second Floor

#### Bedroom 4

14' 7" max x 9' 3" max into window ( 4.45m max x 2.82m max into window )  
Double glazed window to front aspect, radiator.

#### Bedroom 5

13' 11" x 12' ( 4.24m x 3.66m )  
Storage cupboard, radiator, dressing area.

### Wc

Double glazed window to rear aspect, laminate floor, wc, wash hand basin.

### Exterior

#### Rear Garden

Artificial grass, patio area.

### Garage

Large garage suitable for up to 10 cars.



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## High Road, Wormley Broxbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five bedrooms
- Four reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

guide price

**£575,000**



Total floor area 363.8 m<sup>2</sup> (3,916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX109173 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**