



JR Sales & Letting

**The Square  
Wormley**



**£549,995  
Freehold**

Explore this enchanting detached red brick cottage, thoughtfully rebuilt approx. 26 years ago. It seamlessly combines the charm of a character property with modern convenience.

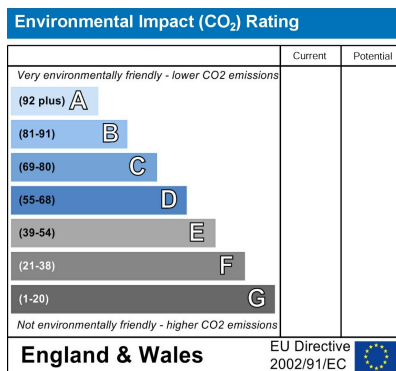
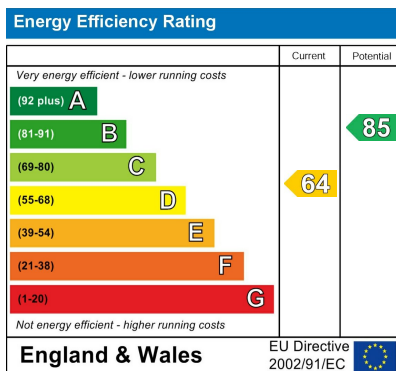
Nestled in the old village square within a conservation area, this home sits back from the road. Inside, you'll find a slate-floored hallway, a well-equipped kitchen, & a cosy sitting room with French doors to a paved patio garden. Wooden shutters on the front windows add privacy and insulation.

Upstairs, two bedrooms offer ample storage, and there's a modern bathroom with a shower. If you desire character without the cost and upkeep of older properties, this could be the perfect fit.

**LOCATION:**

Conveniently located in Wormley's conservation area, you're within walking distance of local amenities. Broxbourne, Hoddesdon, and Cheshunt are nearby, and excellent transport links connect you to London. Nature lovers will appreciate the nearby Wormley Woods for walking and riding.

- **Gas Heating & Double Glazing**
- **Lots of Charm & Character**
- **Kitchen with Quartz stone work tops and dining area**
- **Low Maintenance Courtyard Garden**
- **Ground Floor WC**
- **Close to A10 and Broxbourne/Cheshunt stations**
- **Living with With French Doors**
- **Hallway with Slate Tiled Flooring**
- **Nicely Tiled Bathroom With Shower**
- **Convenient location**



**Entrance**

Hardwood Gothic style entrance door to:-

**Hallway**

Double radiator. Slate tiled floor. Stairs to first floor with timber balustrade. Coving to ceiling. Doors to:-

**Ground floor W.C.**

Opaque glazed window to the rear. Low flush W.C. Wall mounted wash hand basin. Part-tiled. Cupboard under the stairs housing the meters.

**Kitchen/Dining Room**

17' x 8'10  
Georgian style windows to the front with Plantation bi-folding shutters. Coving to ceiling. Wall light. Double radiator. Slate tiled floor. Range of wall and base fitted pine units with black quartz worktops over and drainer groves. Underslung ceramic sink with mixer tap. Up-stands and tiled splash backs. Plumbing for washing machine. Built in Stoves oven. Four ring gas hob. Extractor fan over. Space for tall fridge freezer. Cupboard with space for tumble dryer. Integrated larder cupboard. Integrated dishwasher. Under and over lighting. Georgian style double glazed door with side window to the rear.

**Living Room**

16'4 x 13'3  
Dual aspect room. Georgian windows to the front with Plantation bi-folding shutters. Georgian French doors with side windows. Radiator with decorative cover x 2.

**First Floor Landing**

Georgian windows to the rear. Access to loft space. Built in fitted cupboards. Doors to:-

**Bedroom 1**

14'1 max measurement x 10'9 to wardrobe  
Georgian style window to the front. Double

radiator. Wall lights. Range of customised built in wardrobes and cupboards.

**Bedroom 2**

8'10 maximum measurement x 9'1  
Georgian style window to the front. Radiator. Built in cupboards and wardrobes.

**Family Bathroom**

7' x 6'10  
Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap, shower valve, hand attachment with riser and glass shower screen. Metro tiled walls. Chrome towel radiator. Inset spotlights. Ceramic tiled floor.

**Courtyard/Garden**

Mainly patio paved creating a low maintenance garden. Water tap. Outside carriage lights. Shrub and flower borders.





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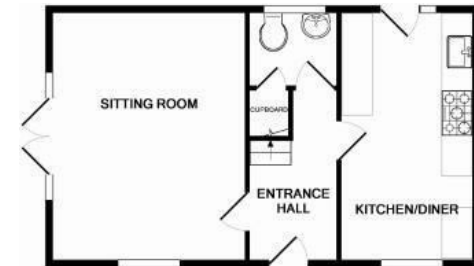


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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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