

EST.



1984

Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**THE MAGNOLIAS, WORMLEYBURY, CHURCH LANE,
WORMLEY, HERTFORDSHIRE, EN10 7QE.**

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**60 High Road
Broxbourne
Hertfordshire
EN10 7NF**



Forming part of the historic Wormleybury Manor Estate, this charming two double bedroom, two bathroom bungalow offers spacious accommodation and boasts a delightful rear garden overlooking the formal grounds and lake.

Wormleybury has a rich and storied past, with a house on the site dating back to at least 1525. The current Grade I listed neo-classical manor house was built in 1767 for Abraham Hume and later enhanced by renowned architect Robert Adam in the 1770s. The forty-acre estate includes a five acre lake and is designated by English Heritage as a site of special historical interest.

Enjoying the best of both worlds, the property is nestled in a peaceful countryside setting, yet a number of towns are just a short drive away, offering a wealth of shops, international eateries, and sporting facilities. Commuters are well served, with excellent access to London and the Home Counties via both road and rail.

For purchasers seeking a characterful home in a truly exceptional setting, we strongly recommend an early viewing.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

CONTEMPORARY FITTED KITCHEN WITH WHITE GOODS

SPACIOUS SITTING/DINING ROOM WITH GAS COAL EFFECT FIRE

GOOD SIZED PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM

SECOND DOUBLE BEDROOM

ADDITIONAL SHOWER ROOM

SUMMARY OF ACCOMMODATION CONTINUED

DOUBLE GLAZED WINDOWS

GAS FIRED CENTRAL HEATING

9' HIGH CEILINGS

NEWLY FITTED CARPETS THROUGHOUT

COURTYARD SETTING TO FRONT

PRIVATE GARDEN TO REAR OVERLOOKING THE FORMAL GROUNDS AND LAKE

EN-BLOC DOUBLE GARAGE

USE OF THE BEAUTIFULLY MAINTAINED FORTY ACRE GROUND WITH A STUNNING FIVE ACRE LAKE



Manicure lawn with paved pathways meandering throughout lead to a part glazed door with adjacent entry phone system, in turn leading to:

COURTYARD Charming and sunny with a stone tiled floor and providing access to the properties.



A recessed entrance with carriage style courtesy light and part multi pane double glazed door affords access to:

RECEPTION HALL Dental block coved ceiling, wall mounted central heating thermostat, entry phone system and radiator. Cupboard housing the Vaillant gas fired combination boiler and providing storage facilities. Panelled doors to bedrooms and shower room, and part glazed doors to sitting/dining room and:

KITCHEN 13' x 6'5 (into bay) Comprehensively fitted with a range of white high gloss wall and base units with ample illuminated quartz working surfaces, with matching breakfast bar, and red glass splashbacks. Inset sink unit with mixer tap, integrated washing machine and dishwasher, Siemens freestanding fridge/freezer and electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed bay window to side, recess spotlighting, telephone point and slate effect tiled flooring.



SPACIOUS SITTING/DINING ROOM 20'8 x 15'9 Dual aspect with double glazed arched window to front and double glazed window to rear, overlooking the garden and ground beyond. Feature gas coal effect living flame fire with marble back and hearth and decorative timber surround and mantle. Dental block coved ceiling, three wall light points, two radiators and TV point. Double glazed casement doors to garden.



BEDROOM ONE 17'5 x 11'11 Twin double glazed windows to rear, again overlooking the garden and grounds beyond. Range of fitted full height wardrobes. Coved ceiling, double radiator, TV and telephone points. Panelled door to:



EN-SUITE SHOWER ROOM 7'7 x 4'9 Partly tiled with decorative border and white suite comprising; pedestal wash hand basin, close coupled w.c. and walk-in double shower cubicle with thermostatically controlled shower, drencher unit and sliding glass screen. Double glazed window to side, recess spotlighting, extractor fan, illuminated mirror fronted medicine cabinet, radiator, chrome heated towel rail and quartz tiled flooring.

BEDROOM TWO 9'10 x 9'1 Built-in double wardrobe also housing the electric meter and fuse board and with high level storage above. Access to Loft, double glazed window to side, coved ceiling, radiator, TV and telephone points.





MAIN SHOWER ROOM 5'11 x 4'8 Partly tiled with decorative borders and white suite comprising; sculptured pedestal wash hand basin, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and folding glass screen. Recess spotlighting, extractor fan, mirror fronted medicine cabinet, wall light/shaver point, radiator and stone effect tiled flooring.

EXTERIOR

Enjoying a private and secluded southwest facing garden which borders the formal grounds and enjoys far reaching views. Directly behind the property is a paved sun terrace which leads to lawn. To one side of the garden is a magnificent, listed, red brick wall, whilst well stocked shrub borders offer a variety of interest and colour throughout the season. There are external water and lighting connections, a remote controlled awning, and pedestrian access is afforded to one side via timber gate.



EN-BLOC DOUBLE GARAGE With automatic up and over door and potential eve storage.



FORMAL GARDENS & GROUNDS

The beautifully maintained formal ground and gardens extend to some forty acres, with a private five acre lake, with fishing rights. Pathways lead throughout the grounds via wildflower meadows and woodland and need to be viewed, to be fully appreciated.





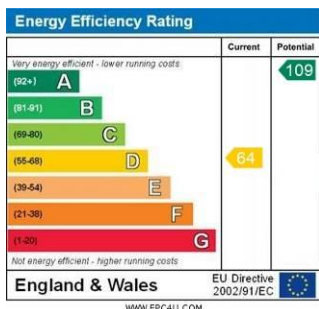
COUNCIL TAX BAND. G

PRICE: £625,000. FREEHOLD

Management Fee: £810.00 approximately per annum

Court Yard Fee: £1,600.00 approximately per annum

Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

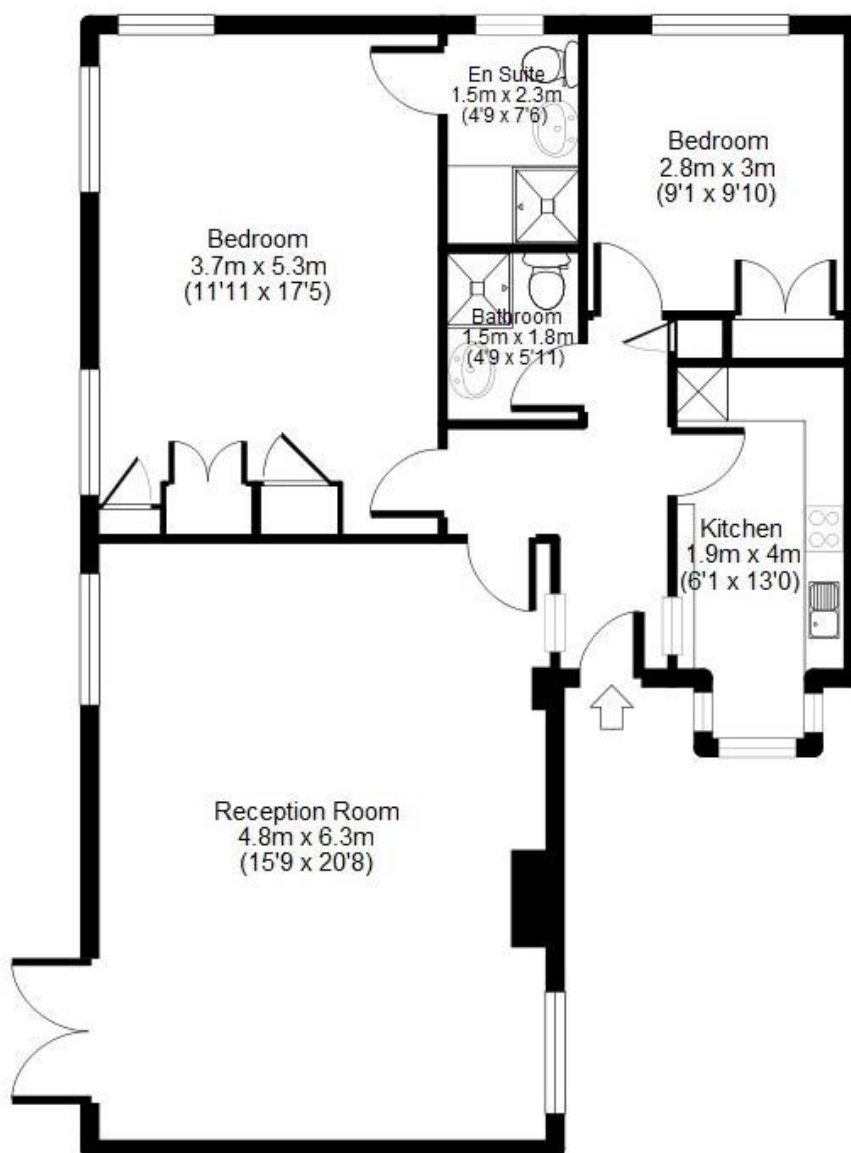
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: *By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*

Floor Plan

These drawings are not to scale and should be used for observational purposes only



Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2711

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