



Shepherds  
Property Sales & Lettings



**Shepherds**  
Property Sales & Lettings

The Square | Wormley, Broxbourne | EN10 6JR | £537,500



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

# The Square | Wormley, Broxbourne | EN10 6JR

Nestled in the charming Wormley Village, this unique 2-bedroom detached character home is a true gem waiting to be discovered. Situated in a prime location within walking distance of the woods and local shops, this property offers the perfect blend of convenience and tranquillity.

As you step inside, you'll be greeted by two inviting reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. The pine fitted farmhouse kitchen/diner acts as your second reception room, exudes warmth and character, making it the heart of the home where delicious meals and memories are made.

The property boasts two well-appointed bedrooms, each featuring fitted wardrobes that offer ample storage space. The white bathroom suite adds a touch of elegance, providing a serene space to unwind after a long day. Additionally, the separate cloakroom adds a practical touch to this charming abode.

Outside, a pretty courtyard garden awaits, offering a private oasis where you can enjoy a morning coffee or bask in the afternoon sun. With gas central heating ensuring your comfort throughout the seasons, this home is not only beautiful but also practical.

Dating back to the 1980s, this detached home exudes character and charm, making it a truly special find in the sought-after Broxbourne area. Don't miss the opportunity to make this meticulously decorated and well-maintained property your own. Book a viewing today and step into a world of comfort, style, and tranquillity at The Square, Wormley.

Mains Water, gas, electric and drainage connected

- Detached Character House
- Bathroom & Cloakroom
- Fitted Wardrobes
- Two Bedrooms
- Kitchen/ Dining Room
- CHAIN FREE
- Large Living Room
- Courtyard Garden
- Gas Central Heating



Entrance Door

Hallway

11'4 x 6'

Cloakroom

Living Room

16'5 x 12'9

Kitchen/ Dining Room

16' 4 x 8'11

Landing

Bedroom One

14'2" into bay x 12'9 inc wds

Bedroom Two

9'1 x 8'10 max

Modern Bathroom

7'1 x 6'10

Outside

L Shaped Wall & Fenced Courtyard



Shepherds  
Property Sales & Lettings



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

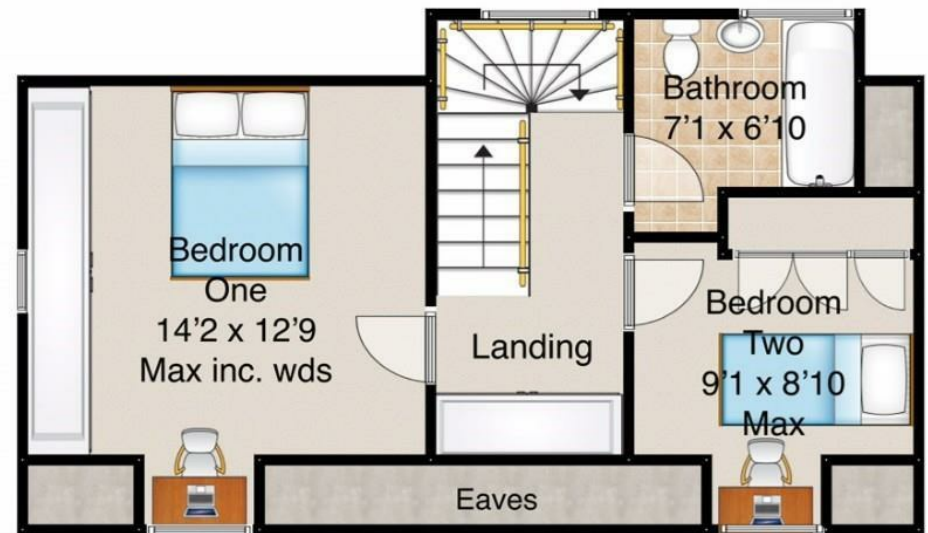
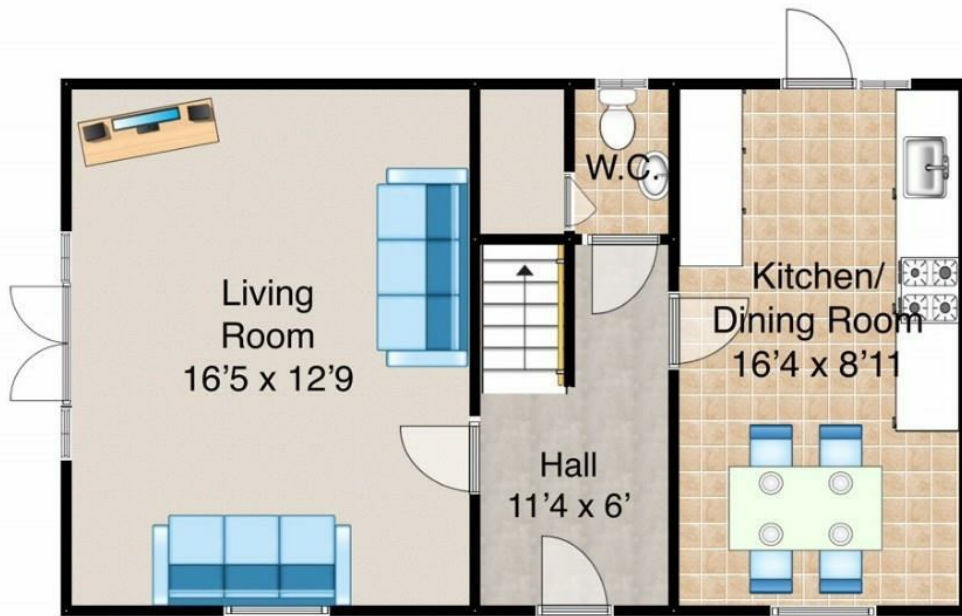
 2
  1
  2
  D

**Tenure :** Freehold  
**Council:** Borough of Broxbourne  
**Tax Band:** D



# The Square, Wormley, Broxbourne

Total Approx Sq Ft 818



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



**Shepherds**  
Property Sales & Lettings

### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

