



Shepherds
Property Sales & Lettings

High Road | Wormley, Broxbourne | EN10 6HT | £635,000





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Nestled in the heart of the charming High Road in Wormley, Broxbourne, lies a truly remarkable Grade II listed family home waiting to be explored. This period house exudes elegance and character, offering a unique living experience for those seeking a touch of history in their everyday life.

With 5 bedrooms, 4 reception rooms, and 2 bathrooms spread across its many levels, this property provides ample space for a growing family or those who love to entertain. The kitchen/breakfast room, utility room, and cloakrooms add a touch of modern convenience to this historic gem.

One of the standout features of this property is the expansive garden at the rear, complete with a covered veranda perfect for al fresco dining or simply enjoying the fresh air. Additionally, the covered side access and an impressive 80ft garage/workshop/storage building offer not only space for 12 vehicles but also endless possibilities for hobbies or storage needs. It may also have the potential to build a separate dwelling subject to the usual planning restrictions.

Conveniently located near The Broxbourne School and just a short 20-minute stroll to Broxbourne Station, this home strikes the perfect balance between tranquillity and accessibility to local amenities.

Offered for sale chain-free, this property presents a rare opportunity to own a piece of history with all the modern comforts one could desire. Don't miss out on the chance to make this extraordinary house your new home - book your viewing today and step into a world of charm and sophistication.

Nearest Train Stations;

Broxbourne (1.1 miles) : Cheshunt (2.1 miles) : Rye House (2.8 miles) Distances are in a straight line..

Services Connected

Mains water, mains drainage, mains gas, & mains electricity.



- 5 Bedrooms
- Detached Outbuilding 80'3 x 18'3
- Kitchen / Breakfast Room
- Period Features
- Access to Countryside Walks
- 4 Reception Rooms
- 2 Bathrooms & 2 Cloakrooms
- Private Garden
- Gas Central Heating
- Chain Free



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.

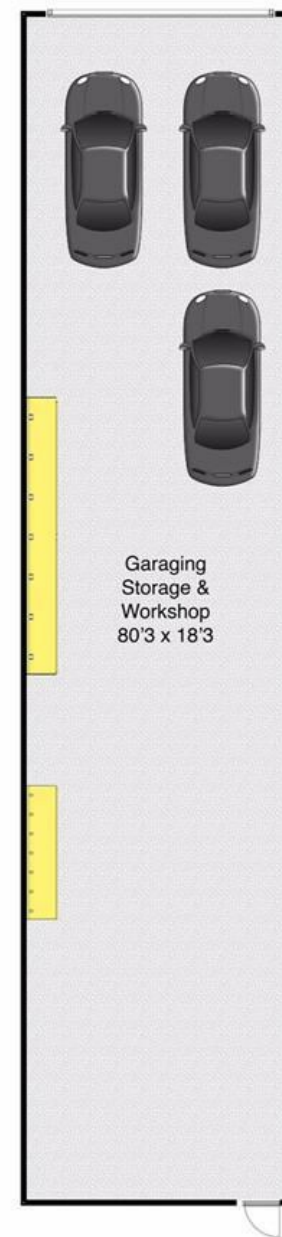
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Tenure : Freehold
Council: Broxbourne Borough Council
Tax Band: G

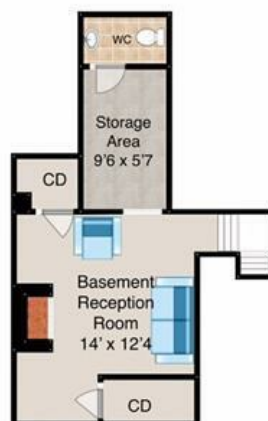


Hallway	Dressing Room
15'1 x 3'11	5'4 x 5' + wds
Dining Room	En-Suite Shower Room
14'2 x 12'7	6'11 x 5'3
Family Room	Bedroom Two
11'2 x 11' max	15' x 14'11 max narr 7'11
Living Room	Bedroom Three
15'9 x 14'2	14'6 x 12'
Kitchen/ Breakfast Room	Cloakroom
21'9 x 10'2 max	7'5 x 3'4
Utility Room	Family Bathroom
6' x 3'1	14' x 10'2
Basement Reception Room	Second Floor Landing
14' x 12'4	Bedroom Four
Storage Area	14'8 x 9'11 max
9'6 x 5'7	Bedroom Five
Cloakroom	12'1 x 11'6
5'8 x 3'2	Front & Rear Garden
First Floor Landing	Garaging / Storage/Workshop
Principal Bedroom	80'3 x 18'3
14'6 x 11'5	

High Road
Wormley
Broxbourne



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.





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HODDESDON

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FINE & COUNTRY

