



FINE & COUNTRY

Wormley West End | Broxbourne | EN10 7QN |





# Wormley West End | Broxbourne | EN10 7QN

One of a kind. A unique 3 bedroom period Grade 11 Listed Cottage in the wonderful high end location of Wormley West End. The property is set in a plot that is the the Region of 1.29 Acres of landscaped gardens and is hidden from the village road by a multitude of specimen trees and shrubs. The plot is entered via a five bar gate which leads down the tree lined driveway to the parking area Double Car Port, Double Garage and the Cottage. This one and a half storey timber framed house comprises of a central brick entrance porch with a door leading into the Living Room with dual aspect windows heavy beams and an 'Inglenook' style fireplace a second Siting Room is a more modern extension, and a door leading to the dual aspect Kitchen/ Dining Room. A Boot Room offers access to the garden and a Cloakroom. Leading from the Kitchen there is also a Lobby with access to the Family Bathroom.

Leading from the Living Room is the single staircase that gives access to the Landing and the Three Bedrooms with canted ceilings.

Directly behind the property is a sun trap Patio with a South Facing orientation that leads out to the oasis of a garden that wraps around the cottage on three sides with a plethora of trees and shrubs, and little hidden areas with Sheds, hedges, raised vegetable beds, Greenhouse a small stream that runs through the garden with a cute little ornamental bridge Open Bay storage and an Office/ Study.

The Cottage does have huge potential subject to planning permission and listed building consent but should be considered by anyone looking for a project or a developer. The property does need updating and modernisation.

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East Herts District Council : Council Tax Band F : Freehold : Private Drainage System:  
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## NEAREST STATIONS

Bayford Station 2.0 miles : Broxbourne Station 2.4 miles : Cuffley Station 2.7 miles

Measured in a straight line from the centre of the postcode

- Grade 11 Listed Cottage
- 1.29 Acre Plot
- Chain Free
- 3 Bedrooms
- 3 Reception Rooms
- Private Drainage System
- Period Features
- Covered Parking for 4 Cars
- Wormley West End





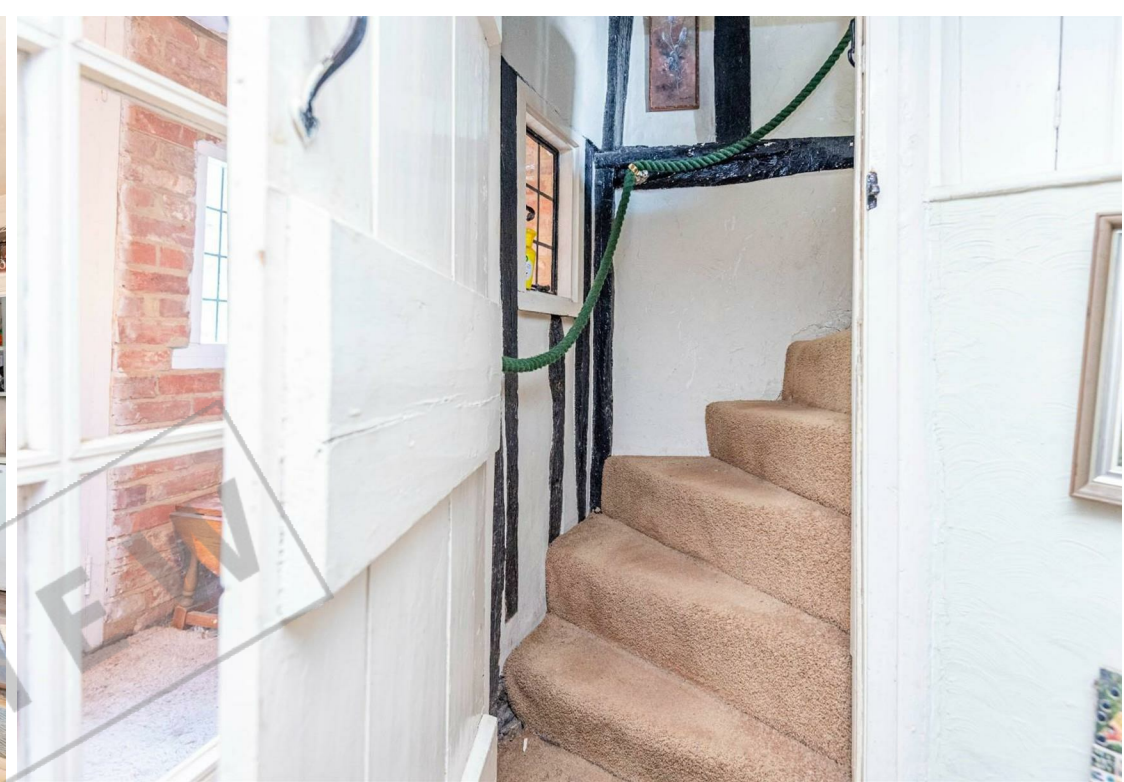
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be 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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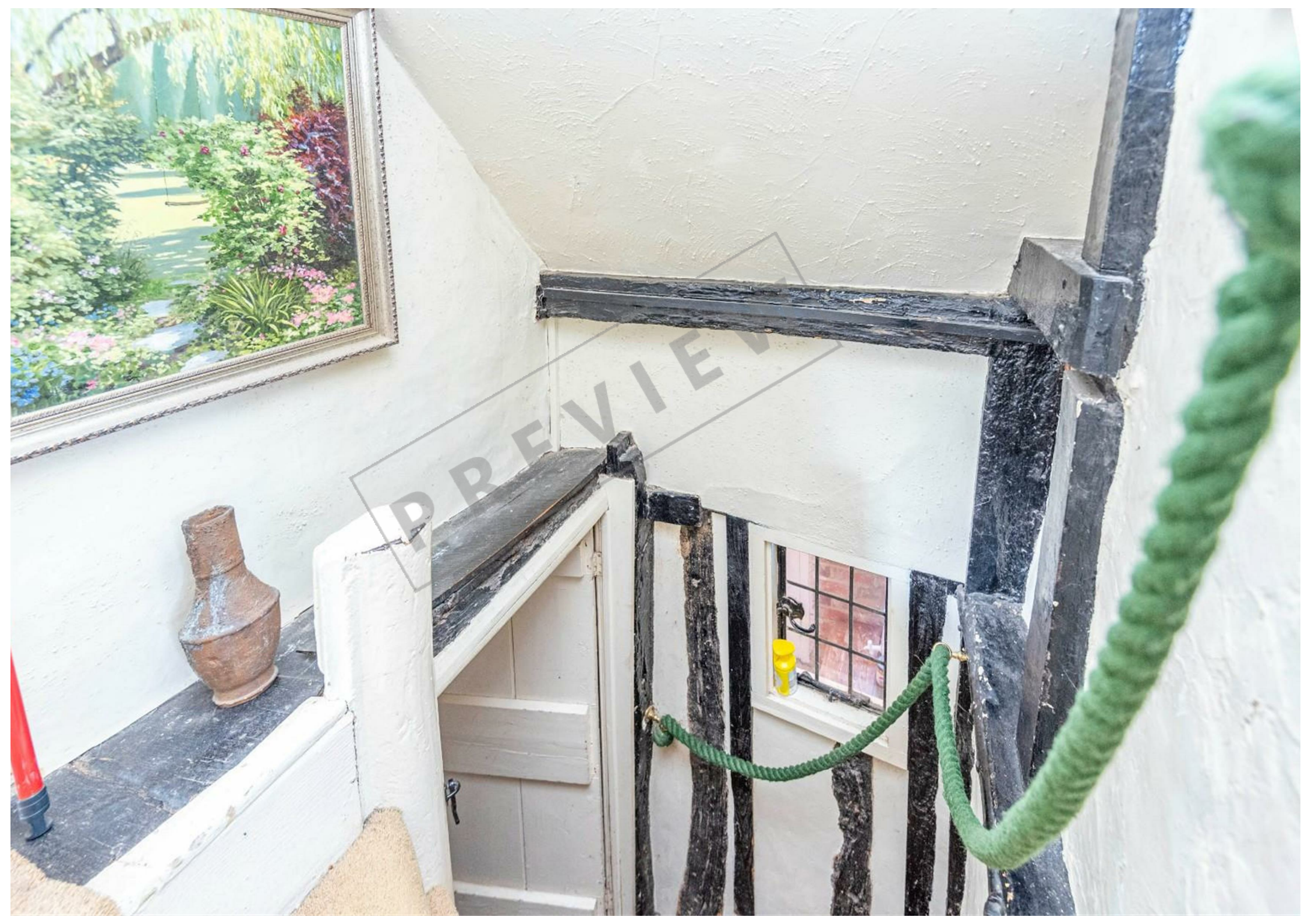
Tenure: Freehold  
 Council: East Herts District Council  
 Tax Band: F













Wormley West End, Broxbourne, Hertfordshire



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PREVIEW

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