



Anniversary Cottage. Church Lane, Broxbourne, EN10 7QE

£625,000





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This beautifully presented three bedroom Grade One Listed mews cottage is set in the Grounds of Wormleybury Manor which was rebuilt in 1734 and offers a tranquil setting of approximately 40 acres of parkland and a Five Acre Lake. This gorgeous home is maintained to the highest of standards by the current owner, the accommodation comprises kitchen / breakfast room, lounge / diner, three bedrooms, three bathrooms and a separate cloakroom. Off the upstairs hallway there is access to your very own roof terrace where you can enjoy a uninterrupted views. Accessible via the lounge is your very own low maintenance mature courtyard garden. The property is accompanied by a double garage and private parking



**Lounge** 20'6 max x 19'11 max (6.25m max x 6.07m max)

**Kitchen** 12'2 max x 12 max (3.71m max x 3.66m max)

**Bedroom One** 19'2 x 9'11 (5.84m x 3.02m)

**Bedroom Two** 10'7 x 10'4 (3.23m x 3.15m)

**Bedroom Three** 9'3 x 9'1 (2.82m x 2.77m)

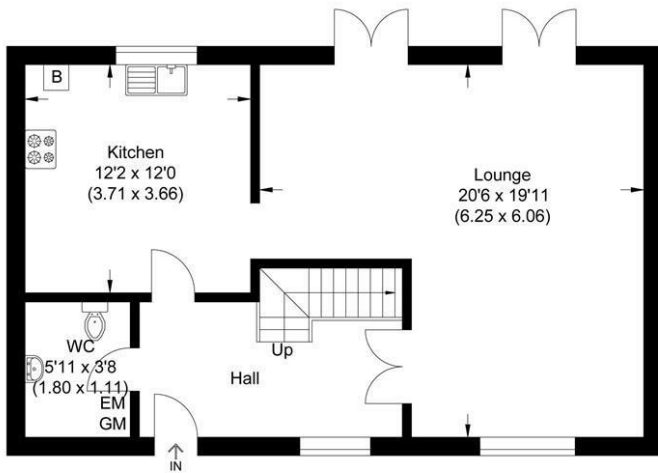




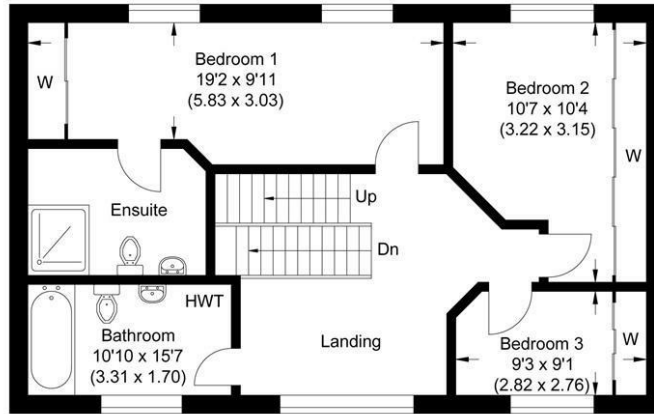




Approximate Gross Internal Area  
122.05 sq m / 1313.73 sq ft



Ground Floor



First Floor

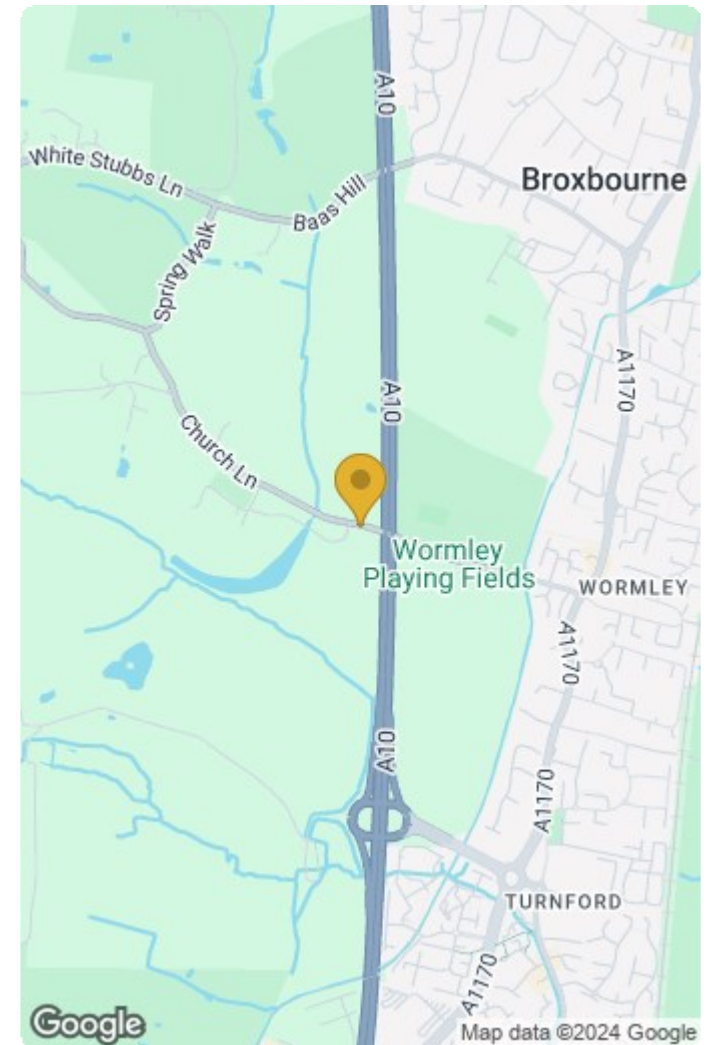


Illustration for identification purposes only, measurements are approximate, not to scale.

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>59</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	