



31-33, Wormley West End, Broxbourne

EN10 7QN

Price Guide £1,595,000



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31-33 Wormley West End, Broxbourne, Hertfordshire, EN10 7QN

Presenting a rare opportunity to purchase this unique Grade II listed detached family home set within beautiful grounds in excess of 2.3 acres. The property offers an abundance of character features throughout, including exposed beams and feature fireplaces. Accommodation includes 4 double bedrooms, 3 reception rooms, kitchen/breakfast room, boot room and a large utility room. Externally the property is set within the middle of a gated plot surrounded by mature gardens.

The property has a truly idyllic setting, located in the centre of Wormley West End, a highly sought after village on the outskirts of Broxbourne. Surrounded by beautiful Hertfordshire countryside and Broxbourne Woods, this family home is only a short drive from the town itself, which offers excellent schooling for all ages, shops and restaurants, along with Broxbourne train station providing fast services to London's Liverpool Street (25 mins approx.)



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Approximate Gross Internal Area 2327 sq ft – 216 sq m
 Ground Floor Area 1307 sq ft – 121 sq m
 First Floor Area 1020 sq ft – 95 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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