







F&C

High Road | Wormley, Broxbourne | EN10 6JL

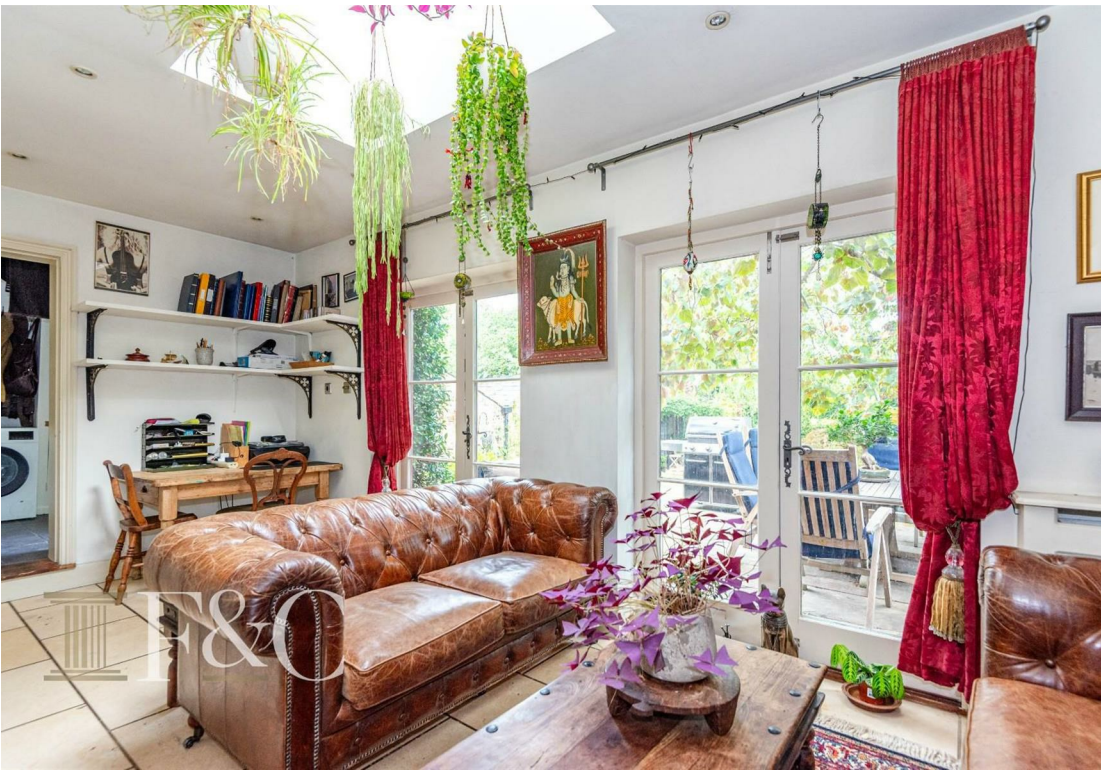
Offers Considered between £800,000 and £840,000 Fine & Country are proud to offer this wonderful Grade II listed family home. Built in 1834, at the height of the Victorian era, this property is bursting with character, from sash windows (with original bottom-up shutters) to high ceilings and open fireplaces; there are even period cornices and picture rails. Boasting well apportioned rooms, which make this property an excellent living space, the property also offers a beautifully landscaped garden, in which you will find addition living space within the confines of the detached annex/studio, which would be perfect for a teenager or as a private workspace. The property also benefits from ample parking at the rear of the garden, a real luxury in this prominent high road location.

The Old Villa has fantastic curb-side appeal, is positioned at the centre of Wormley village, and has quick access to local shops and pubs. The village is ideally located, being just a short drive from Broxbourne train station (1.3 miles), close to surrounding towns such as Broxbourne and Hoddesdon, and with quick access to the A10. This is definitely a property worth viewing.

Out in the beautifully landscaped gardens, you will find a raised patio with direct access from the back-door, surrounded by mature and well maintained flora. This is a wonderful space for entertaining family and friends in the summer months, as well as a providing a fantastic opportunity to enjoy the landscaping. The gardens are also home to the detached timber annex and brick outbuilding. The brick outbuilding is currently set up as an art studio. The timber annex is equipped with a shower room, a kitchen and a living area; it also provides another place to sit and enjoy the gardens with its porch-like frontage and accompanying decking.

The property benefits from gas central heating, mains drainage, mains water and drainage

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|--|--------------------------------|------------------------------------|
| • Detached House & Annex/
Studio | • Four Double Bedrooms | • Character Property G11
Listed |
| • Superb Open Plan Living Area | • Four Reception Rooms/Areas | • Family Bathroom & En-Suite |
| • Stunning Professionally
Landscaped Garden | • Original Features Throughout | • Gated Driveway to Rear 4
Cars |





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.



Tenure: Freehold
Council: Borough of Broxbourne
Tax Band: F



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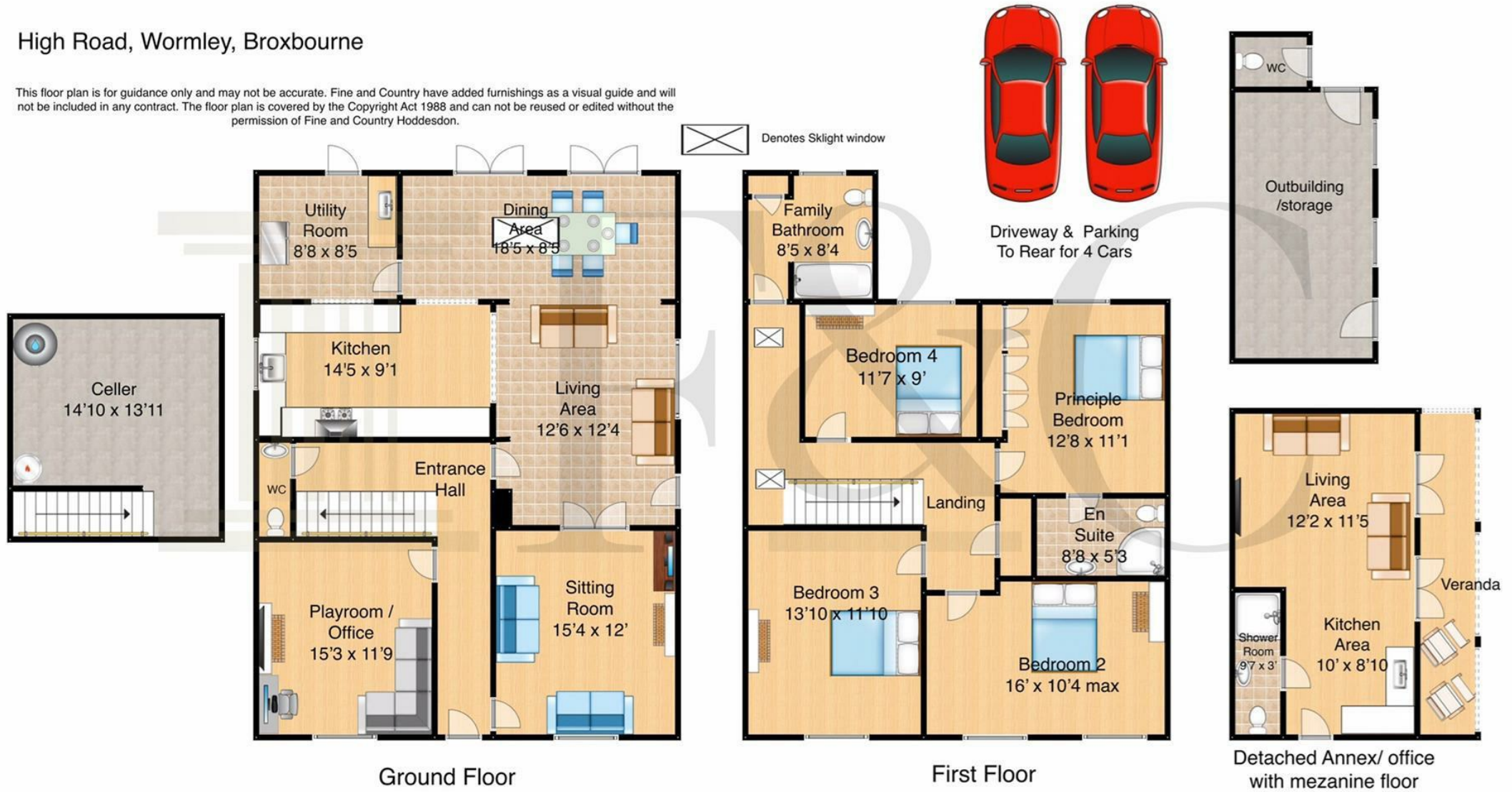




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