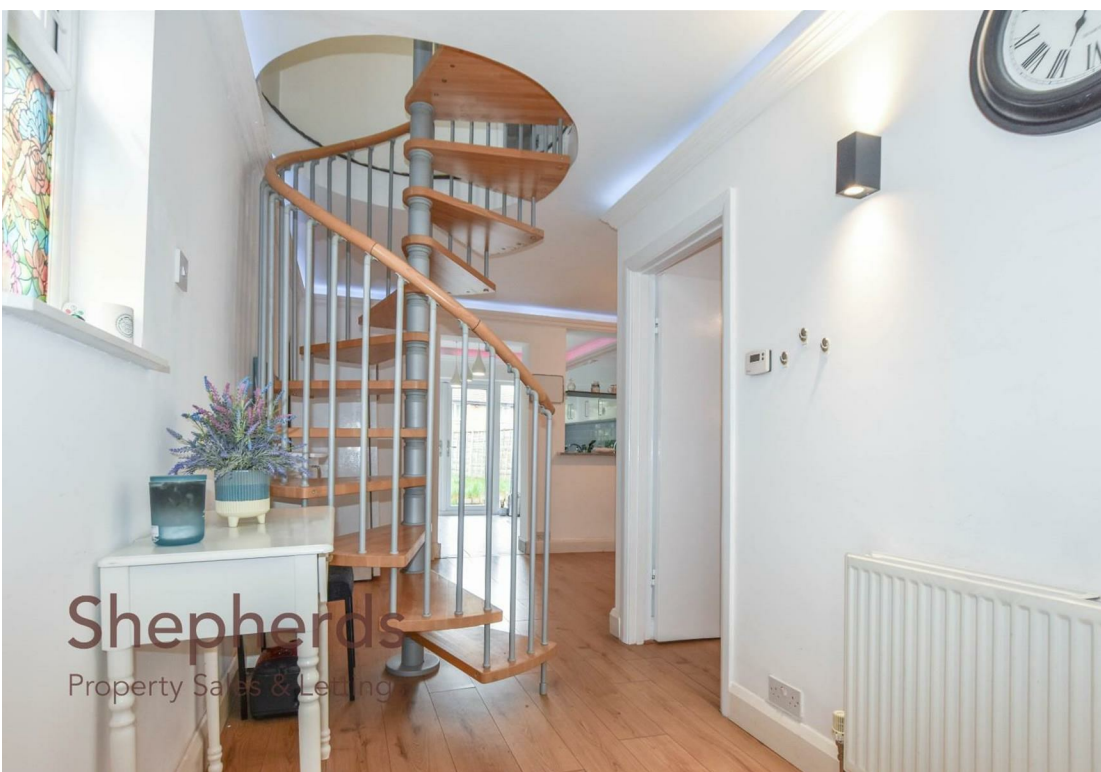




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Wharf Road | Wormley | EN10 6HU | £439,995





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# Wharf Road | Wormley | EN10 6HU

An extended semi-detached house located on Wharf Road offering a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The first floor features a family bathroom and WC, while the ground floor boasts an additional shower room and WC, providing ample facilities for busy households. The layout is thoughtfully designed to maximise both space and functionality, ensuring that everyday living is both practical and enjoyable.

Situated in a central location, this home is just a stone's throw away from local shops, making it easy to access everyday amenities. The vibrant community of Wormley offers a range of services and recreational options with public transport close by, and with Broxbourne over ground rail station within reach, frequent access into London Liverpool Street or Stratford International is to hand.

This property presents an excellent opportunity for those looking to settle in a well-connected area, combining the charm of a semi-detached home with the benefits of modern living. Whether you are a first-time buyer or seeking a family home, this residence is sure to impress. Don't miss the chance to make this lovely house your new home.

AGENTS NOTE; We are advised by the vendor that the Kitchen Extension was carried out in 2018 under permitted development rules.

\*Mains drainage \* Mains electricity \* mains gas.

- Three Bedrooms
  - Living Room
  - Feature Lighting
- First floor bathroom
  - Extended Kitchen
  - Close To Local Shops
- Open-Plan Dining Room With Spiral Staircase
  - Ground Floor Shower & W.C
  - Rear Garden



Porch	Bedroom One
Entrance Hall	12'1 x 9'7
10'7 x 6'0	Bedroom Two
Living Room	9'7 x 7'10
12'1 x 10'6 max	Bedroom Three
Dining Area	9'2 x 7'0
17' x 7'11	Bathroom
Kitchen	6'11 x 4'8
11'10 x 8'10	Exterior
Shower Room	Front Garden
6'6 x 4'8	Rear Garden
Landing	Side Access
7'0 x 5'8	





**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:** Broxbourne Borough  
**Tax Band:** D







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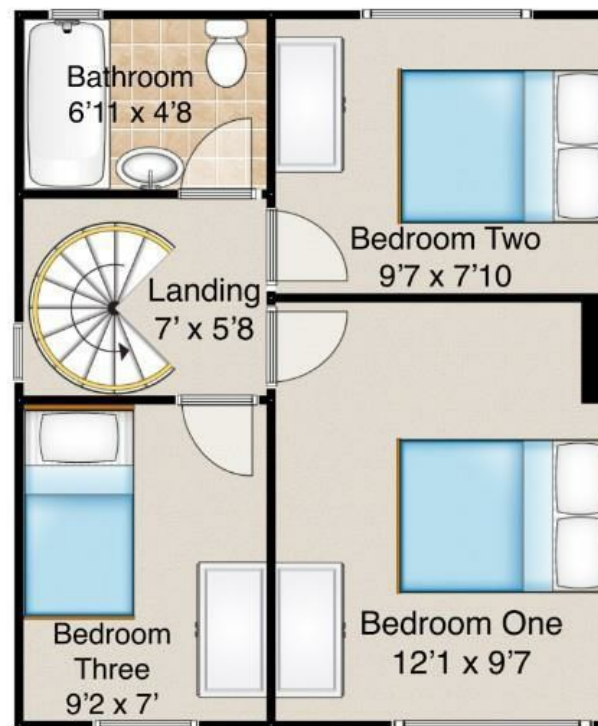


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# Wharf Road, Broxbourne

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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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

