



Shepherds

Property Sales & Lettings

The Square | Broxbourne | EN10 6JR | Best Offers Over £650,000



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The Square | Broxbourne | EN10 6JR

Nestled in the charming village square at the intersection of Broxbourne and Wormley, this remarkable Grade II listed detached house offers a unique blend of historical charm and modern living. Historically a butcher's shop to the ground floor this property has been thoughtfully and beautifully transformed into a spacious five-bedroom family home, spanning an impressive 1,764 square feet across three levels.

As you enter the ground floor, you are greeted by an inviting kitchen and dining area, complete with integrated appliances, plus a living room and family room /snug a making perfect space for family gatherings and entertaining. The first floor features an impressive shower room, while the second floor boasts an additional bathroom, enhancing the home's practicality for family life. The property also includes a study/ office landing, a versatile fifth bedroom that could serve as a dressing room, a laundry room, and a boot room, ensuring that every corner of the home is utilised to its fullest potential. Step outside to discover a delightful enclosed courtyard garden, ideal for relaxing in the fresh air, along with off-street parking for two vehicles, providing added convenience.

This wonderful family residence is chain free and located within close proximity to local shops, schools, and recreational facilities. Nature enthusiasts will appreciate the nearby New River and Wormley Woods, offering a tranquil escape from urban life. Additionally, Broxbourne railway station is approximately 1.5 miles away, making commuting a breeze. The property is situated within a highly regarded school catchment area, including Broxbourne secondary school and esteemed independent institutions such as Haileybury.

This home truly represents an exceptional opportunity for those seeking a harmonious blend of comfort, character, and convenience

The property has mains electricity, gas, water and drainage

- Detached Period House
 - 2 Car Driveway
- 5 Bedrooms
 - Gas Central Heating
- 2 Bathrooms and a Cloakroom
 - Grade 11 Listed
- 2 Reception Rooms + Kitchen/Diner
 - Chain Free Sale
- Courtyard Garden To Rear
 - Walking Distance of the Park



Entrance Door	Family/ T.V. Room	Bedroom Two
Kitchen/ Dining Room	11'2 x 9'	15'6 x 11'5
19'3 x 16'11	Study Landing	Bedroom Four
Living Room	16'7 x 6'2 max	11'1 x 7'7
16'4 x 12'2	Bedroom One	Bedroom Five
Rear Hallway	16'6 x 12'7 inc wds	9'3 x 7'7
Cloakroom/W.C	Bedroom Three	Bathroom
Boot Room	13'2 x 9'6 inc wds	7'7 x 7'
6'8 x 5'5	Modern Shower Room	Exterior
Laundry Room	13'2 x 6'6	West Facing Courtyard
9'1 x 6'8	Second Floor Landing	Garden
		2 Car Driveway



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.

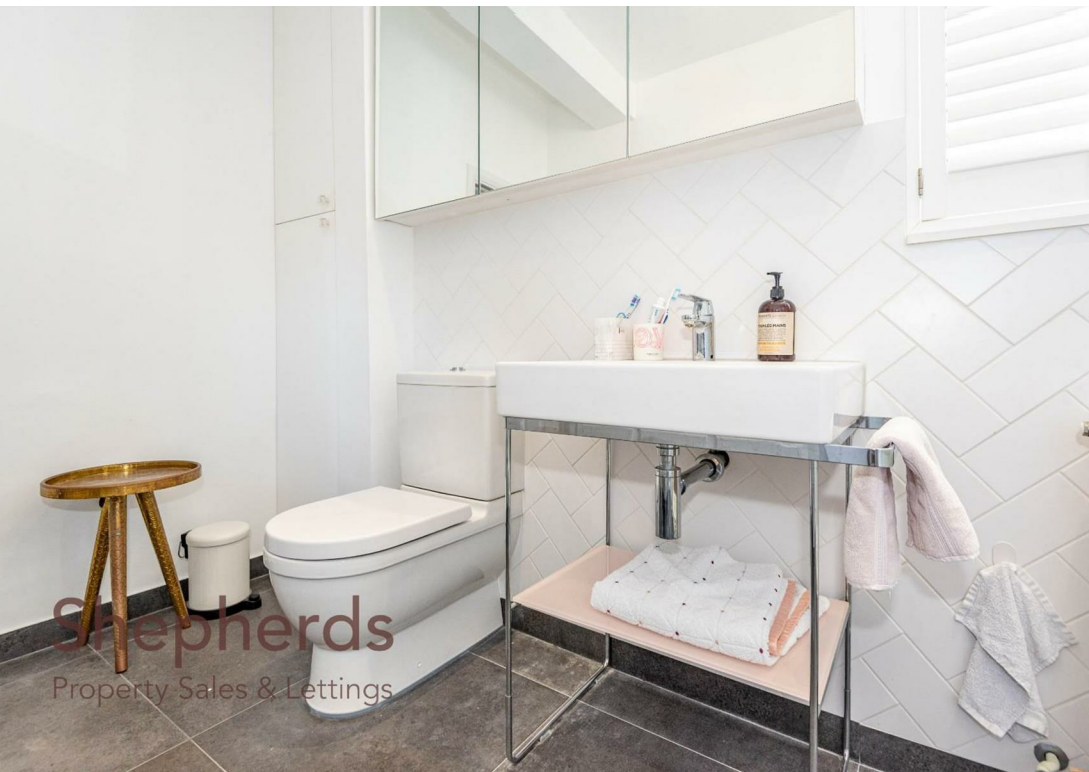


Tenure:
Council:
Tax Band:

Freehold
Broxbourne Borough
F







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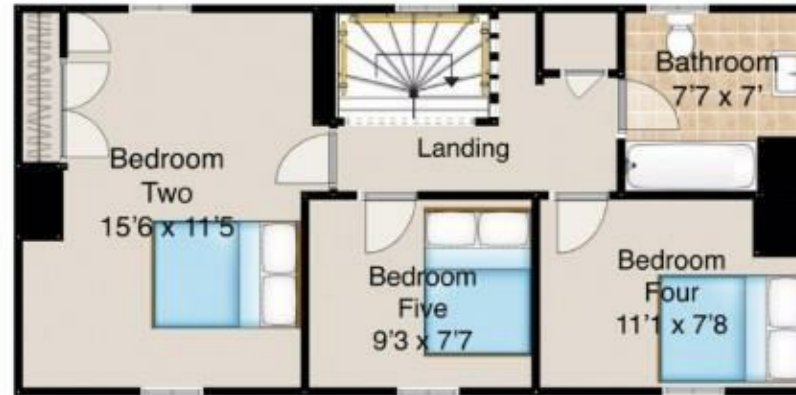


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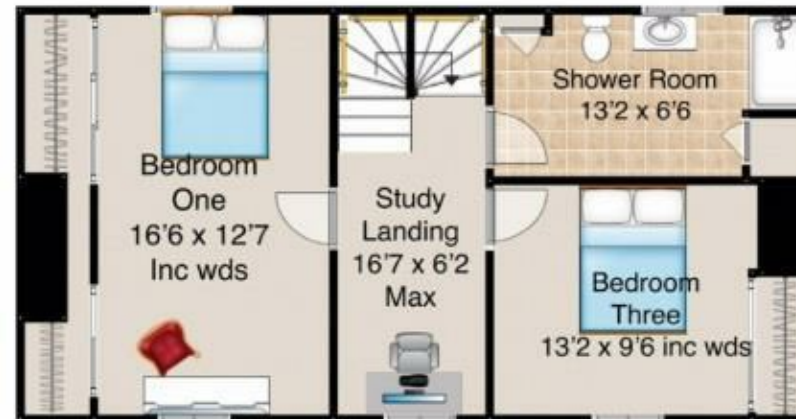
The Square
Wormely
Broxbourne



Ground floor



Second Floor



First Floor



2 Parking
Spaces

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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