

Lanes

ESTATE AGENTS

Estate Agents • Lettings • Land & New Homes



Anniversary Cottage. Church Lane, Broxbourne, EN10 7QE

£650,000

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)

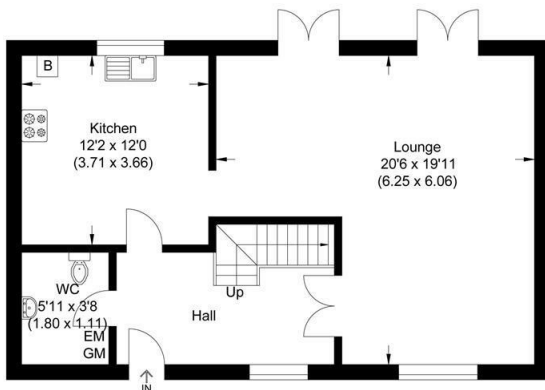
Bedroom Two
10'7 x 10'4 (3.23m x 3.15m)

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

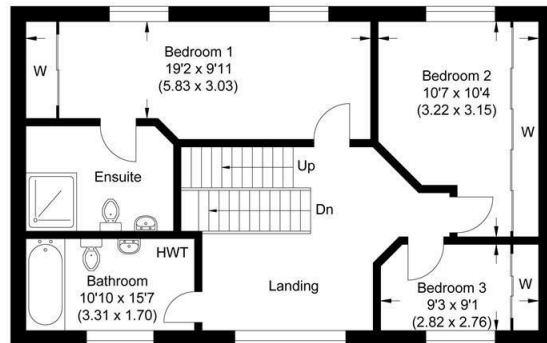
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 99 |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |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

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

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 confirm 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.

