



The Square, Church Lane, Broxbourne, EN10 6JR |
£724,995 | Freehold

The Square, Church Lane, Broxbourne, EN10 6JR

Offered chain free, this deceptively spacious, exceptional Grade II listed detached family home, believed to date back to late 18th, early 19th century. Originally (ground floor only) used as the local butcher's shop, this charming property has been thoughtfully converted into a spacious five-bedroom family home, offering flexible and versatile accommodation across three levels. Nestled within the historic village square on the Broxbourne/Wormley borders, this home boasts many period features alongside modern conveniences. The property features an inviting fitted kitchen/dining room with integrated appliances, providing an excellent space for family gatherings. The first floor is home to an exceptional shower room, while a second-floor bathroom further adds to the functionality of the residence. A study area, bedroom five / dressing room, laundry room, boot room, snug and ground floor w.c., enhance its adaptability to your lifestyle needs. Enjoy a charming courtyard-style, walled rear garden perfect for outdoor relaxation, as well as off-street parking. With box sash windows allowing natural light while maintaining energy efficiency, this residence promises both comfort and character. Conveniently located near local shops, schools, and amenities, as well as the picturesque New River and Wormley Woods for nature enthusiasts, this property is ideally situated for both urban and rural enjoyment. Broxbourne railway station is located approximately 1.5 miles from the property and the property is located within an excellent school catchment area to include Broxbourne secondary school and independent schools including Haileybury.

- Grade II listed detached family home with historical significance
- Well-equipped fitted kitchen/dining room with integrated appliances
- Characterful, walled courtyard-style rear garden for outdoor enjoyment
- Located within a conservation area near local amenities
- Five spacious bedrooms, offered chain free
- Exceptional first-floor shower room and second-floor bathroom
- Off-street parking for added convenience and within walking distance of Broxbourne railway station
- Excellent transport links to London and surrounding areas



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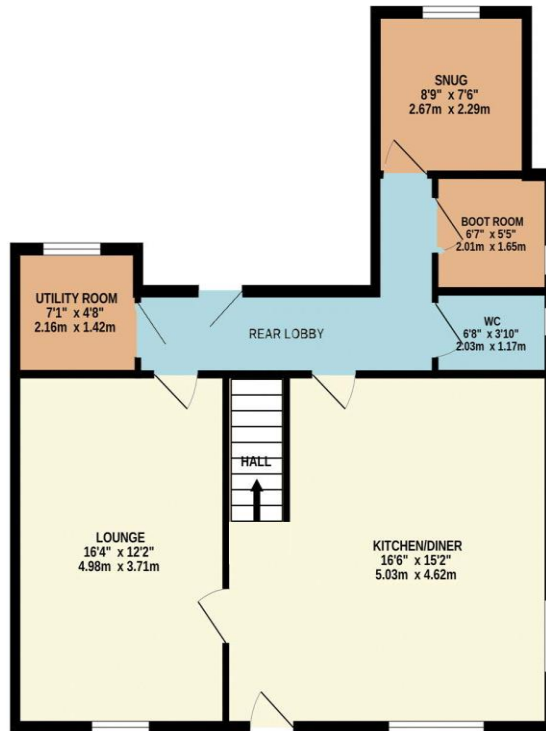
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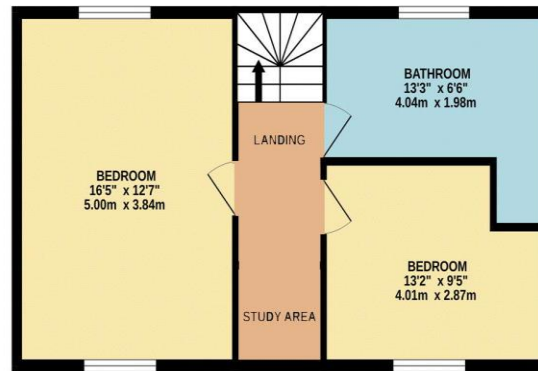




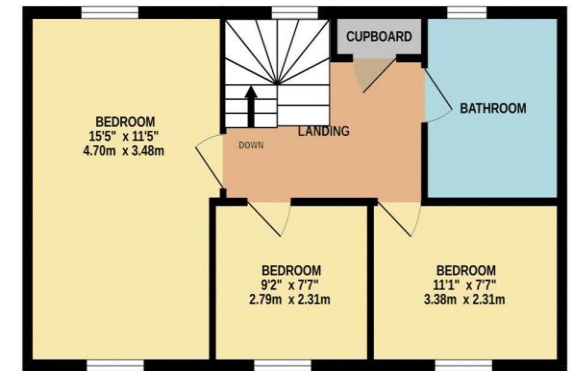
GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



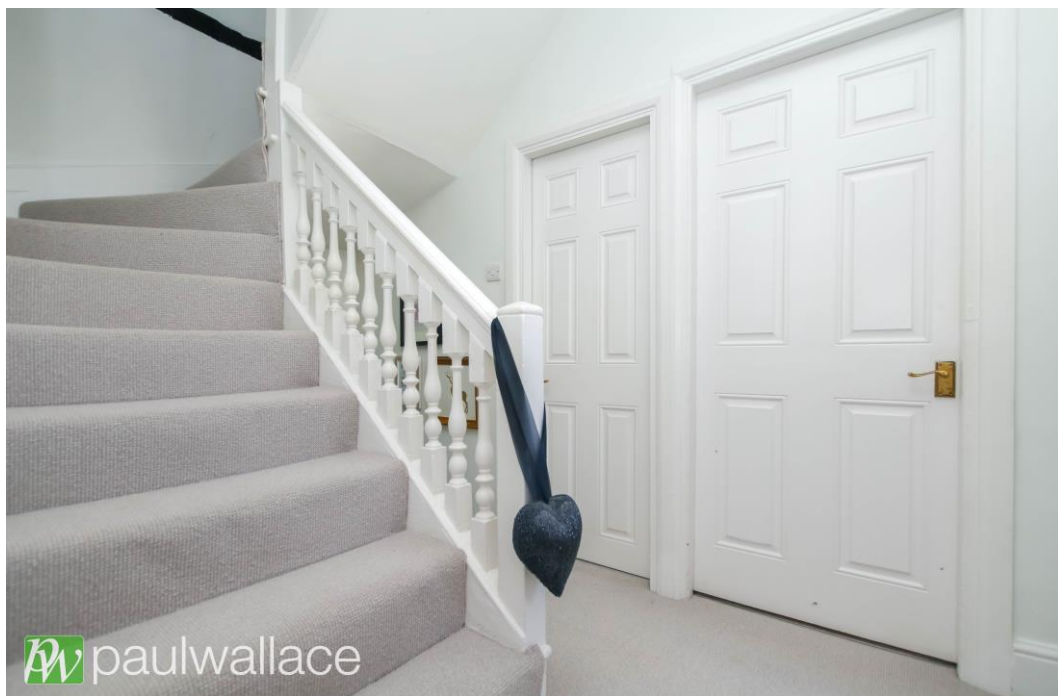
2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.