





WESTWOODLEBER



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## The Square, Broxbourne, EN10 6JR

Westwood Leber is thrilled to present to the market this wonderful family residence, free from any chain. This remarkable Grade II listed detached house, with origins traced back to the late 18th and early 19th centuries, has been cleverly transformed from its previous life as a ground-floor butcher's shop into a generously sized five-bedroom family home. Spanning across three levels, it offers adaptable living spaces that cater to various lifestyle needs. Situated in the quaint village square at the intersection of Broxbourne and Wormley, this property beautifully marries historical charm with modern amenities.

Inside, you'll find an inviting kitchen and dining area equipped with integrated appliances, ideal for hosting family gatherings. On the first floor, an impressive shower room awaits, while the second floor boasts an additional bathroom that enhances the home's practicality. Further amenities include a study nook, a fifth bedroom that could also serve as a dressing room, a laundry area, boot room, snug space, and a convenient ground-floor toilet, all adding to the home's versatility.

Step outside to discover a delightful enclosed courtyard garden, perfect for unwinding outdoors, along with off-street parking for added convenience. The property features traditional box sash windows that invite plenty of natural light while ensuring energy efficiency, combining comfort with character. Located within close proximity to local shops, schools, and recreational facilities, as well as the serene New River and Wormley Woods, it's an ideal setting for anyone who appreciates both urban amenities and the tranquility of nature.

Broxbourne railway station is approximately 1.5 miles away, and the home is situated within a highly regarded school catchment, including Broxbourne secondary school and prestigious independent institutions such as Haileybury.



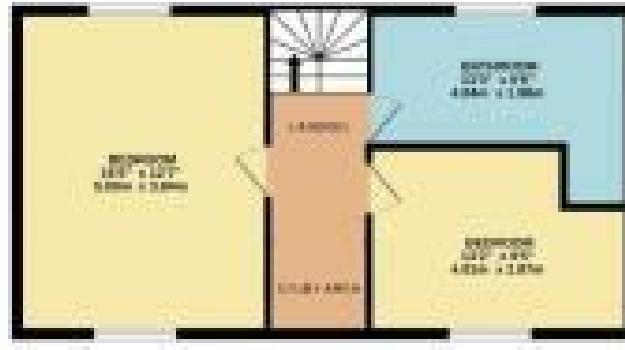
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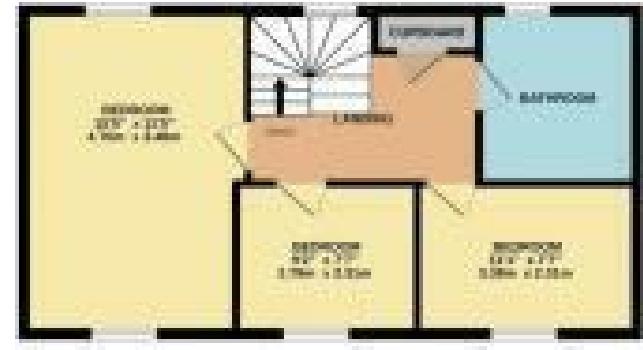
GROUND FLOOR  
198 sq.m. (213.2 sq.yds.) approx.



1ST FLOOR  
85.4 sq.m. (92.0 sq.yds.) approx.



2ND FLOOR  
55.2 sq.m. (59.5 sq.yds.) approx.



TOTAL FLOOR AREA : 1794 sq.m. (193.0 sq.yds.) 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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