



 paulwallace

Orchard Square, Wormley, Broxbourne, EN10 6JA |
£475,000 | Freehold

Orchard Square, Wormley, Broxbourne, EN10 6JA

This beautifully presented and extended semi-detached home boasting four bedrooms, garage, off-street parking, features to include a spacious lounge, impressive kitchen/diner, separate dining room, ground floor shower room/WC, superb first-floor bathroom/WC. Presented impeccably throughout, double glazed windows, gas central heating. Conveniently located within walking distance of Broxbourne Railway station and within catchment of Broxbourne Secondary school.

Key features

- Four bedroom, semi-detached property
- Extended living space
- Impressive kitchen/breakfast
- Ground floor shower room/WC
- Garage & off-street parking
- Spacious lounge area
- Separate dining room
- Superb first-floor bathroom/WC

Property Information

Tenure
Freehold

Council Tax
D

EPC Rating
D

Local Authority
Broxbourne Borough Council



 paulwallace
estate agents

hoddesdon@paulwallace.co.uk

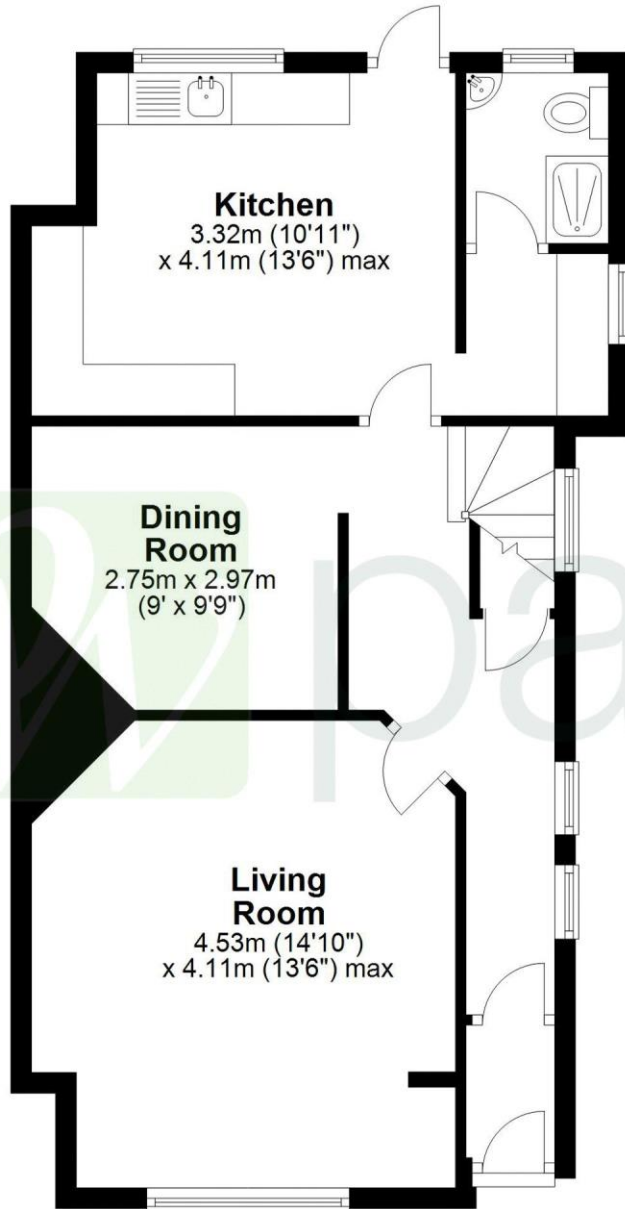
01992 466471





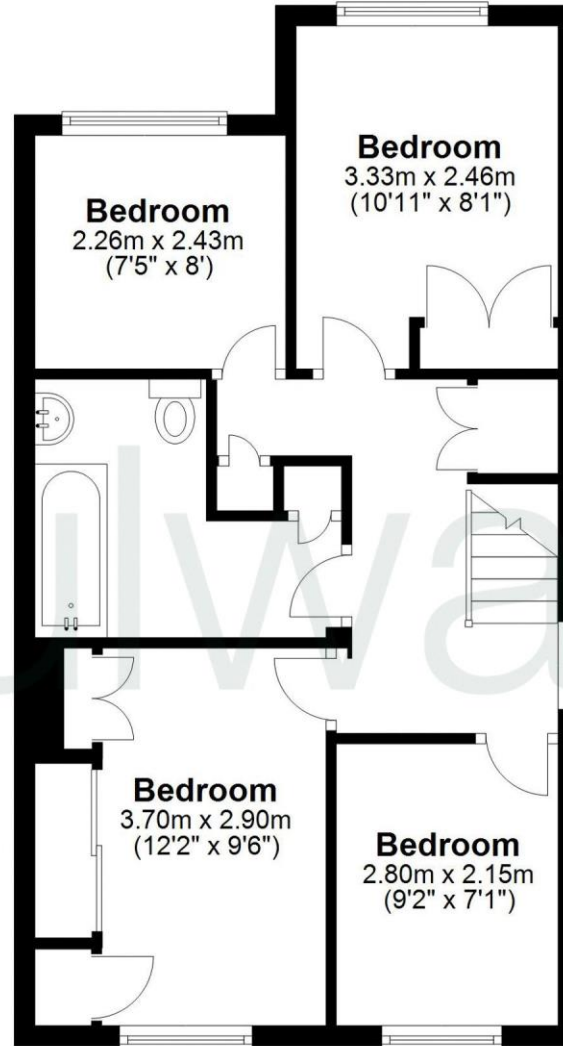
Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



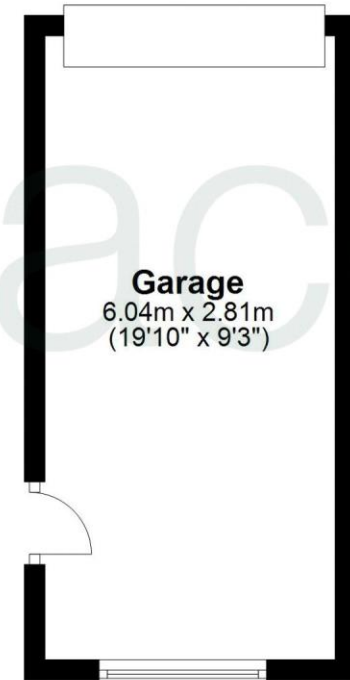
First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Outbuilding

Approx. 17.0 sq. metres (182.7 sq. feet)



Total area: approx. 118.4 sq. metres (1274.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



 paulwallace



 paulwallace



 paulwallace



 paulwallace





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET



01992 466471



hoddesdon@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
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.