

Edgell Cottages, Holwell Lane, Essendon, AL9 5RF



Price: £900,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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A stunning 3 bedroom semi-detached character home which has been extended and modernised to a high standard with countryside views to the front, rear and side. Benefits include a large living room with bi-folding doors to garden, dining room with open fireplace, modern kitchen and downstairs cloakroom. The master bedroom suite has a dressing area and en-suite, there are two further bedrooms and family bathroom. Externally the property boasts a purpose-built home office/studio, which is fully insulated with air conditioning and has a separate storage room. The property has off street parking, and a lovely landscaped garden.

- 3 BED CHARACTER HOME
- EXTENDED AND MODERNISED TO A HIGH STANDARD
- COUNTRYSIDE VIEWS TO FRONT AND REAR
- PURPOSE-BUILT HOME OFFICE/STUDIO
- SEMI-RURAL LOCATION
- 2 BATHROOMS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
DINING ROOM
LIVING ROOM
KITCHEN WITH PANTRY
MASTER BEDROOM WITH EN-SUITE BATHROOM AND ADJOINING DRESSING ROOM
2 FURTHER BEDROOMS
FAMILY BATHROOM
BRICK AND TIMBER CONSTRUCTION STORAGE
REAR GARDEN
GARDEN OFFICE BUILDING
OFF-STREET PARKING

LOCATION

Holwell Lane is a turning off the A414 and Essendon Hill. The pretty village of Essendon has a primary school, local pub and church. Hertford, Welwyn Garden City, Hatfield, Brookmans Park and Potters Bar are only a short drive away. All of which have mainline railway stations into London, great shopping facilities and secondary schools. The A1(M), M25 and A414 are also a short drive away.

SERVICES

Gas Central Heating and Mains Drainage. Council Tax Band E.

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

* One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)

* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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