

**Asking Price: Offers In Excess £500,000**

**\*\*\*CHAIN FREE\*\*\***

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire, EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**\*\*CHAIN FREE \*\*** A stunning 2 double bedroom character cottage located in the sought-after village of Essendon. The property benefits from a beautiful reception room with log burner, bright and modern kitchen/dining room, downstairs bathroom, and cottage garden backing onto private woodland with outside office/hobby room. Also planning permission has been granted to convert the loft into an extra bedroom with en-suite bathroom. Viewing highly recommended.

- CHARACTER 2 BEDROOM COTTAGE
- VILLAGE LOCATION
- LOFT CONVERSION PLANNING PERMISSION GRANTED
- CHAIN FREE
- ORANGERY-STYLE KITCHEN
- CLOSE TO SCHOOLS, PUBS AND COUNTRY WALKS
- OUTSIDE OFFICE/HOBBY ROOM
- BACKS ONTO WOODLANDS

## FEATURES

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### DESCRIPTION

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### ACCOMMODATION

LIVING ROOM  
KITCHEN/DINER  
SHOWER ROOM  
UNDERSTAIRS STORAGE  
2 BEDROOMS  
REAR GARDEN  
GARDEN OFFICE/HOBBY ROOM

### LOCATION

The High Road is a continuation of Kentish Lane. The pretty village of Essendon has a primary school, and church which are only a few minutes walk away. 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.

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### SERVICES

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

### 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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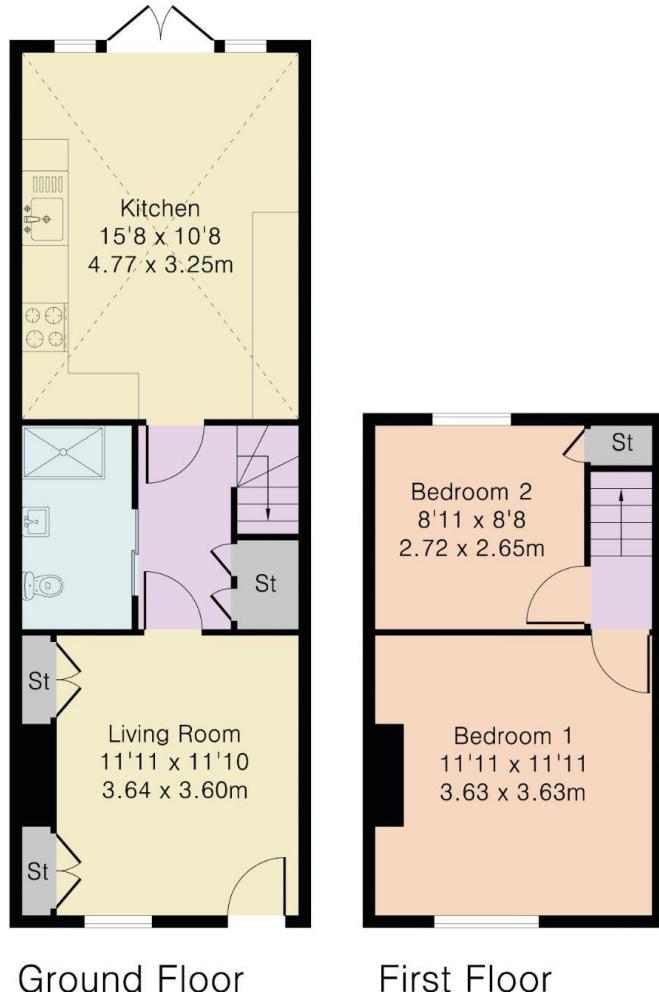
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Approximate Gross Internal Area 682 sq ft – 63 sq m

Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 247 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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