

East View, Essendon, AL9 6HJ

Price: £695,000  
Freehold



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



A stunning 4 bedroom 3 reception room semi-detached family home situated in the heart of this lovely village close to the primary school. This 1,800 square foot home has been extended to provide superb family accommodation with 3 reception rooms, utility room, and a delightful 50ft x 57ft rear garden with tremendous views over the golf course.

- 4 BEDROOM SEMI-DETACHED HOUSE
- 3 RECEPTION ROOMS
- OPEN-PLAN KITCHEN/LIVING ROOM
- GOOD SIZE DRIVEWAY FOR SEVERAL VEHICLES
- BACKS ONTO ESSENDON GOLF CLUB
- SIDE AND REAR GARDEN WITH DECKING AREA

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

**East View, Essendon, AL9 6HJ**



**Price: £695,000**  
**Freehold**

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

## **FEATURES**

### **DESCRIPTION**

A stunning 4 bedroom 3 reception room semi-detached family home situated in the heart of this lovely village close to the primary school. This 1,800 square foot home has been extended to provide superb family accommodation with 3 reception rooms, utility room, and a delightful 50ft x 57ft rear garden with tremendous views over the golf course.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING/DINING ROOM  
KITCHEN  
UTILITY ROOM  
OFFICE  
RECEPTION ROOM  
4 BEDROOMS  
FAMILY BATHROOM  
REAR & SIDE GARDEN  
DRIVEWAY FOR SEVERAL VEHICLES  
EV CHARGER

### **LOCATION**

East View is a continuation of School Lane, which is off the High Road (B158). The pretty village of Essendon has a primary school, Church, Pub and Golf Course all of which are only a few minutes 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 & secondary schools. The A1 (M), M25 and A414 are also close by.

### **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).



East View, Essendon, AL9 6HJ

Price: £695,000  
Freehold



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



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

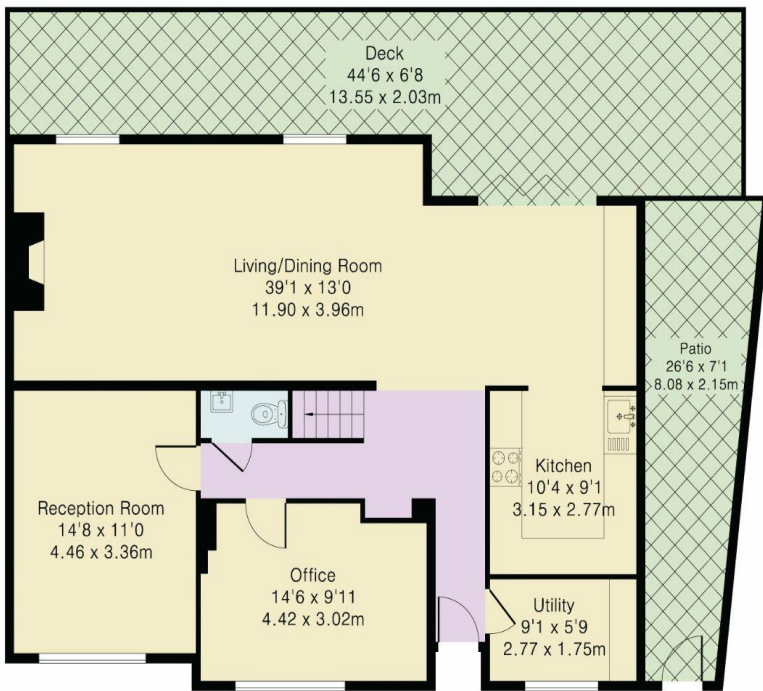
East View, Essendon, AL9 6HJ



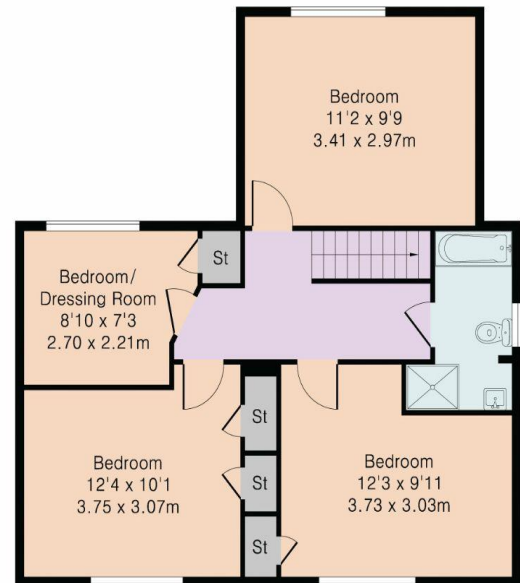
Price: £695,000  
Freehold

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

Approximate Gross Internal Area 1777 sq ft – 165 sq m  
Ground Floor Area 1055 sq ft – 98 sq m  
First Floor Area 726 sq ft – 67 sq m



Ground Floor



First Floor



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.

