

East View, Essendon, AL9 6HJ



Price: Offers In Excess of £650,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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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

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FEATURES

DESCRIPTION

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

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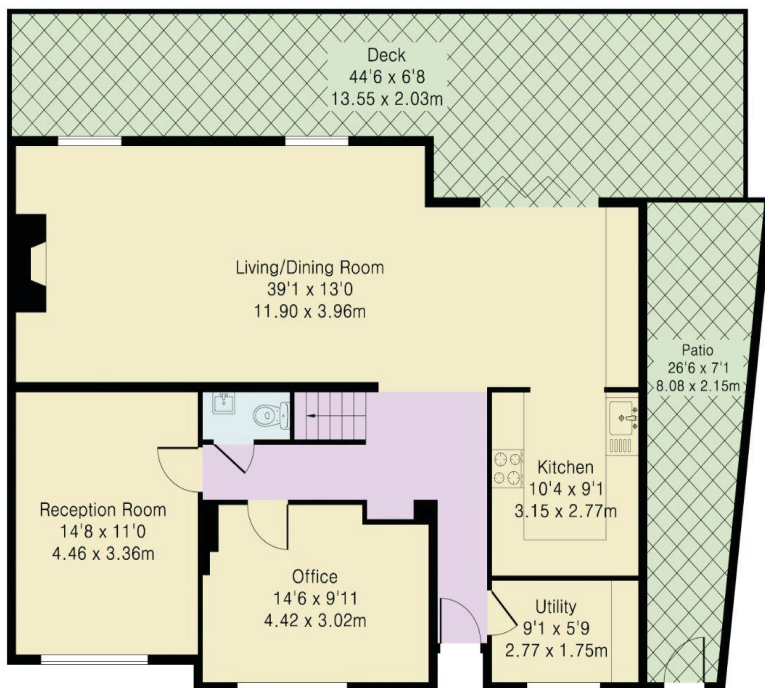
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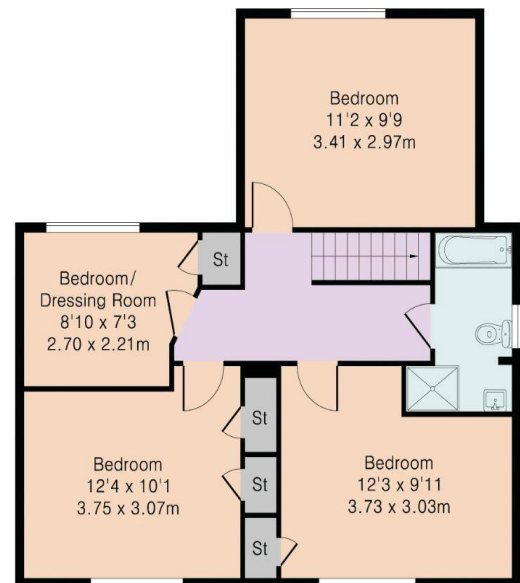
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Approximate Gross Internal Area 1777 sq ft – 165 sq m
Ground Floor Area 1055 sq ft – 98 sq m
First Floor Area 726 sq ft – 67 sq m



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.

