

The Courtyard, Essendon, AL9 6GH



**Price: £980,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**We are delighted to offer for sale this exceptional and deceptively spacious 3 bedroom, 2 bathroom, semi-detached home situated in this exclusive gated development a stone's throw from the renowned Golf Course. This property is spacious in design and has wonderful views of the golf course. This property comes with a garage and 2 parking spaces. You also have access to the tennis courts and golf buggies.**

- DECEPTIVELY SPACIOUS 3 BED SEMI DETACHED FAMILY HOME
- EXCLUSIVE GATED DEVELOPMENT
- 2 BATHROOMS
- GARAGE AND 2 PARKING SPACES
- L- SHAPED KITCHEN/CONSERVATORY
- VIEWS OF THE GOLF COURSE
- SPACIOUS FIRST FLOOR LANDING/OFFICE SPACE
- ACCESS TO THE TENNIS COURTS AND GOLF BUGGIES

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
LOUNGE  
KITCHEN/DINING ROOM with Mark Wilkinson Kitchen  
CONSERVATORY  
GROUND FLOOR CLOAKROOM  
3 BEDROOMS - one with En-Suite  
OFFICE LANDING  
FAMILY BATHROOM  
REAR GARDEN  
GARAGE  
2 PARKING SPACES  
ACCESS TO THE TENNIS COURTS AND GOLF BUGGIES  
Villeroy and Boch Sanitary Ware  
Fully Fitted Loft Storage

### LOCATION

Situated amidst the expansive 450-acre Essendon Country Club grounds. Essendon Country Club boasts two premier golf courses, a driving range, a restaurant and a hospitable clubhouse. Bedwell Park is a turning off B158. The pretty village of Essendon has a primary school, Church, Pub's 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

IPG Gas  
Sewerage Treatment Plant  
Service Charge: £2,320 pa  
Garage is leasehold: 108 years remaining  
Council Tax Band G

### LOCAL AUTHORITY

Welwyn and Hatfield

### VIEWING

STRICTLY BY APPOINTMENT THROUGH 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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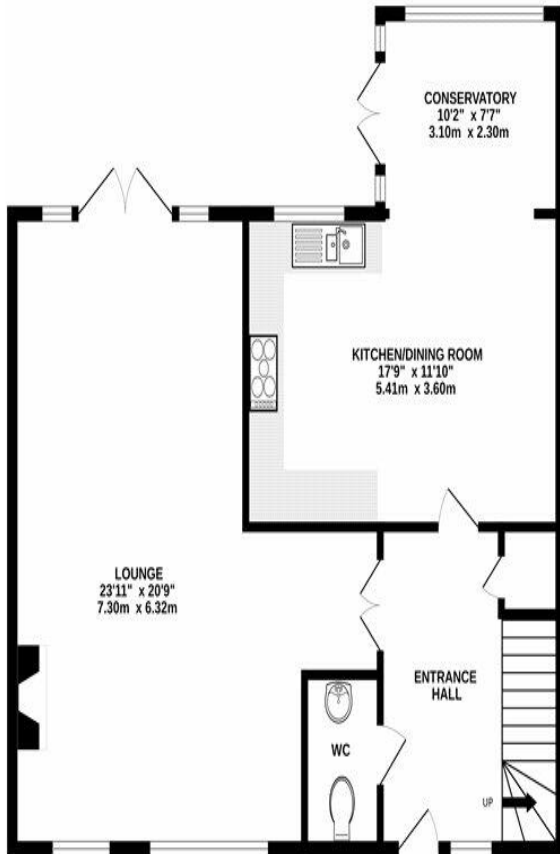


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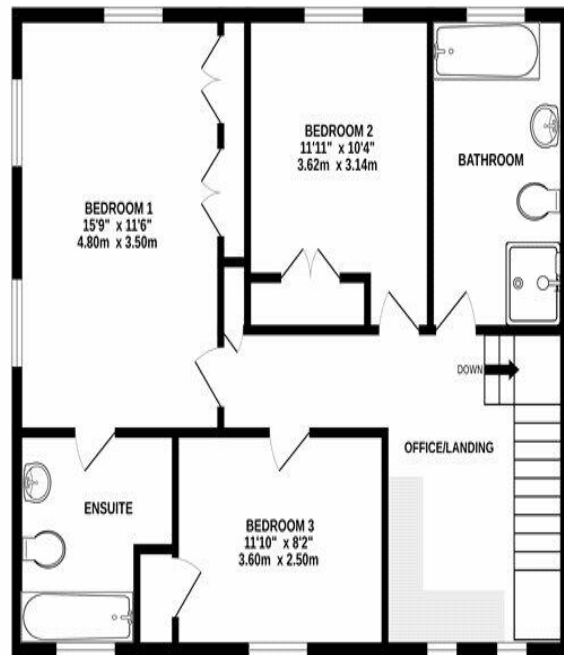


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GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.7 sq.m.) approx.

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.