

White Hall Field Cottage, Essendon, Herts. AL9 6AJ

Price: £750,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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Attractive 3 bedroom semi-detached cottage with stunning views over farmland. This property is situated on the edge of this popular village. This property benefits from a good size dual aspect lounge, kitchen/breakfast room, ground floor bathroom. There is parking for 2 vehicles, pretty front and side garden and a rear garden which backs onto farmland with panoramic views.

- ATTRACTIVE 3 BED SEMI DETACHED COTTAGE
- GOOD SIZE DUAL ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- PRETTY FRONT & SIDE GARDEN
- REAR GARDEN BACKS ONTO FARMLAND
- PANORAMIC VIEWS
- PARKING FOR 2 VEHICLES
- EDGE OF POPULAR VILLAGE

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
KITCHEN/BREAKFAST ROOM
GROUND FLOOR BATHROOM

FIRST FLOOR

3 BEDROOMS - small balcony to the 3rd bedroom
TOILET

FRONT AND SIDE GARDEN
REAR GARDEN BACKS ONTO FARMLAND WITH PANORAMIC VIEWS
PARKING FOR 2 VEHICLES

AGENTS NOTES: Partial area of the rear garden is owned by Gascoyne Cecil Estates. Peppercorn rent paid annually

LOCATION

Essendon Hill is a continuation of High Road. The pretty village of Essendon has a primary school, church and several pubs. 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 F

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 £25 plus vat per person.

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Approximate Gross Internal Area 1010 sq ft - 94 sq m

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 448 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

