

**Price: £750,000**  
**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



**\*\*CHAIN FREE\*\* \*\* PLANNING PERMISSION APPROVED\*\***

An absolutely charming 4 bedroom semi-detached character cottage in the heart of Essendon Village. Originally built in 1820's and extended in the 1980's, The property is 1140sq ft, with permission for a rear single story extension, to 1300sq ft and potential for a rear dormer extension. There are 2 reception rooms to the ground floor, open fire in the lounge and many original features. The beautiful English country garden is approx. 70ft in length and backs directly onto woodland. There is off street parking for 2 vehicles. Call us to arrange an early viewing.

- CHARMING 4 BEDROOM SEMI DETACHED CHARACTER COTTAGE
- CHAIN FREE
- 2 RECEPTION ROOMS TO THE GROUND FLOOR
- OPEN FIRE IN THE LOUNGE
- MANY ORIGINAL FEATURES
- IN THE HEART OF ESSENDON VILLAGE
- PLANNING PERMISSION APPROVED
- COUNTRY GARDEN
- BACKS DIRECTLY ONTO WOODLANDS
- OFF STREET PARKING FOR 2 VEHICLES

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## FEATURES

## DESCRIPTION

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## ACCOMMODATION

LIVING ROOM  
KITCHEN  
DINING ROOM  
PLAYROOM  
GROUND FLOOR CLOAKROOM

## FIRST FLOOR

4 BEDROOMS  
FAMILY BATHROOM

70FT REAR GARDEN

OFF STREET PARKING FOR 2 VEHICLES

## 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.

## 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 NOTICE 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 1141 sq ft - 106 sq m**

Ground Floor Area 583 sq ft - 54 sq m

First Floor Area 558 sq ft - 52 sq m

