



**1 Bed  
Cottage  
located in  
Essendon**

Offers In The Region Of  
£385,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



West End Lane  
Essendon  
Hatfield  
AL9 6AT

Charming CHARACTER COTTAGE located in the heart of the sought after village of Essendon, the property features FITTED KITCHEN/LOUNGE DINER with excellent views. MASTER SUITE with EN-SUITE BATHROOM and DRESSING ROOM, OFF STREET PARKING to front, COURTYARD GARDEN to rear. Gas central heating and double glazing.

Wooden front door with obscure glass panels opening into

#### ENTRANCE LOBBY AREA

Single radiator. Straight flight stairs to first floor. Doorway through to

#### BEDROOM

13'6 10'

Double radiator. Double glazed UPVC sash window to front and matching doors to rear leading onto a courtyard area.

#### WALK IN WARDROBE

5'5 x 5'5

Bespoke fully fitted wal-in wardrobes with hanging rails, drawers and shelving. Single radiator. White UPVC double glazed sash style windows to rear.

#### EN-SUITE BATHROOM

7'8 x 6'

Features white suite comprising bath with wall mounted controls. Larger fixed overhead shower and separate handheld shower attachment. Glazed shower screen. Sink set within vanity unit with mixer tap and storage cupboards below. Concealed cistern W.C. with integrated flush. Chrome heated towel rail. Wall mounted extractor. Double glazed obscure glass casement window to front. Tiled floor and part tiled walls. Under floor heating.

#### OPEN PLAN LIVING SPACE

16'8 x 13'6

Living section

Wooden flooring. Double radiator. Three double glazed UPVC sash style windows to front with views towards the village Church. To rear is a floor to ceiling bow fronted double glazed

Georgian style window with countryside views. Further double glazed white UPVC casement style window to rear. Spotlights to ceiling.

#### Kitchen section

Range of white high gloss wall, drawer and base units with composite stone worktops with matching upstands. Tiled splashbacks. Integrated Bosch electric oven. Bosch stainless steel 4-ring gas hob above. Bosch stainless steel extractor fan. Integrated Lamona slimline dishwasher. Integrated Lamona washing machine. Integrated fridge / freezer. Concealed with one of the kitchen units is a Worcester Bosch combination boiler. Stainless steel recessed sink with mixer tap. Spotlights to ceiling.

#### Seating area

Step up to large storage cupboard with shelving and lighting.

#### EXTERIOR FRONT

Gravelled driveway for parking for at least two cars. Step down to a courtyard area enclosed by box hedging. Covered gas meter. External lighting. Outside tap. Open canopy with lighting and cupboards, one of which houses an external power point.

#### EXTERIOR REAR

19'9 x 9'3

Courtyard garden accessed from bedroom and secluded by walls on two sides.

Tenure - Freehold. Council tax band D -Welwyn and Hatfield Council.

#### Property Information

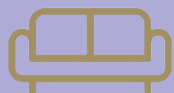
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



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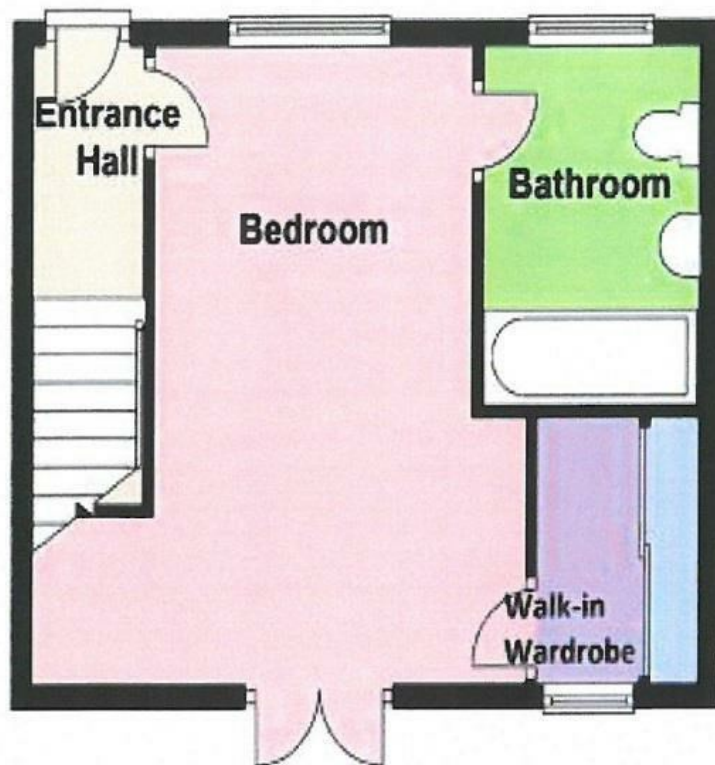


**Bantam Cottage West End Lane, Essendon, Hatfield, AL9 6AT**





## Ground Floor



## First Floor



### DIRECTIONS

Please refer to google maps using property postcode

### CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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