





The Courtyard

Welcome to this charming apartment located in the picturesque Bedwell Park on Cucumber Lane in Essendon. This delightful home boasts a spacious open plan living/dining room and kitchen, perfect for hosting gatherings or simply relaxing with your loved ones.

Entering, a spacious hall leads to all rooms. The bespoke 'Mark Wilkinson' kitchen features quality units, granite work surfaces and integrated appliances. Leading off from the open plan kitchen/lounge are two outside spaces, a private courtyard space off the kitchen and a South Facing patio to the front of the living room that this apartment has exclusive use of.

The master bedroom is generous with fitted wardrobes and en-suite. Bedroom 2 is a great size, too, with fitted wardrobes and bedroom 3 is a double, currently being used as a home office. Both the master bedroom and bedroom 2 have the benefit of views of the fountain, in the Courtyard, from the windows.

There is an allocated parking space outside the apartment and a garage en-bloc, with an additional allocated parking space, with power and light.

Please note: Residents have exclusive use of a tennis court and golf buggy.

Nearby, Brookmans Park provides day to day shopping facilities and a short drive away are Potters Bar and Hatfield with their train stations offering fast connections.



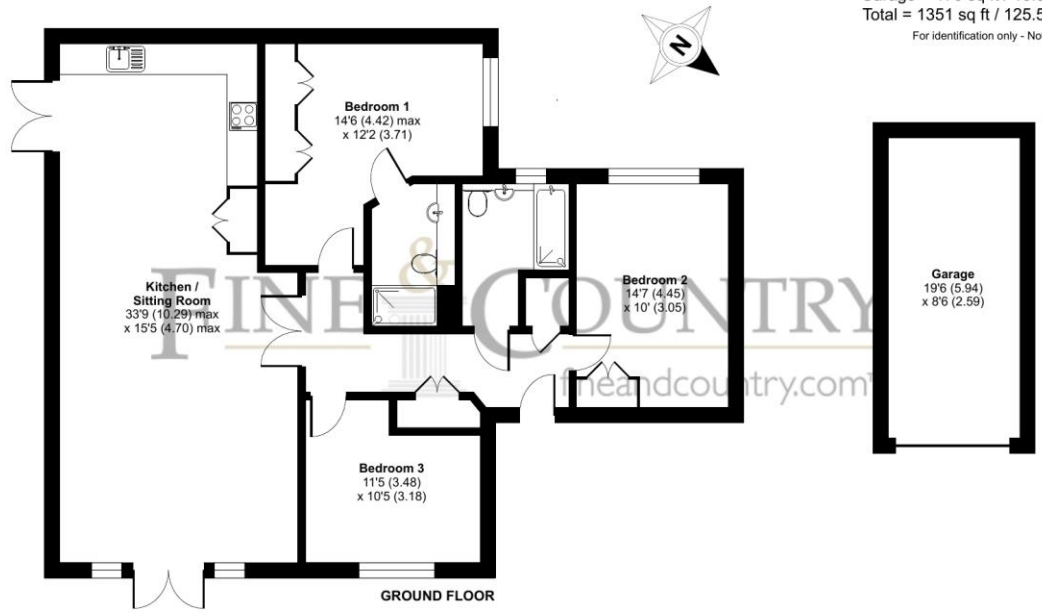


Tenure: Leasehold
Council Tax: Band G
Local Authority: Welwyn Hatfield



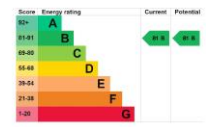
The Courtyard, Bedwell Park, Cucumber Lane, Essendon, Hatfield, AL9

Approximate Area = 1181 sq ft / 109.7 sq m
 Garage = 170 sq ft / 15.8 sq m
 Total = 1351 sq ft / 125.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fine & Country. REF: 1117472

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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