



1 Edgell Cottages, Holwell, Essendon

AL9 5RF

Offers In Excess Of £850,000



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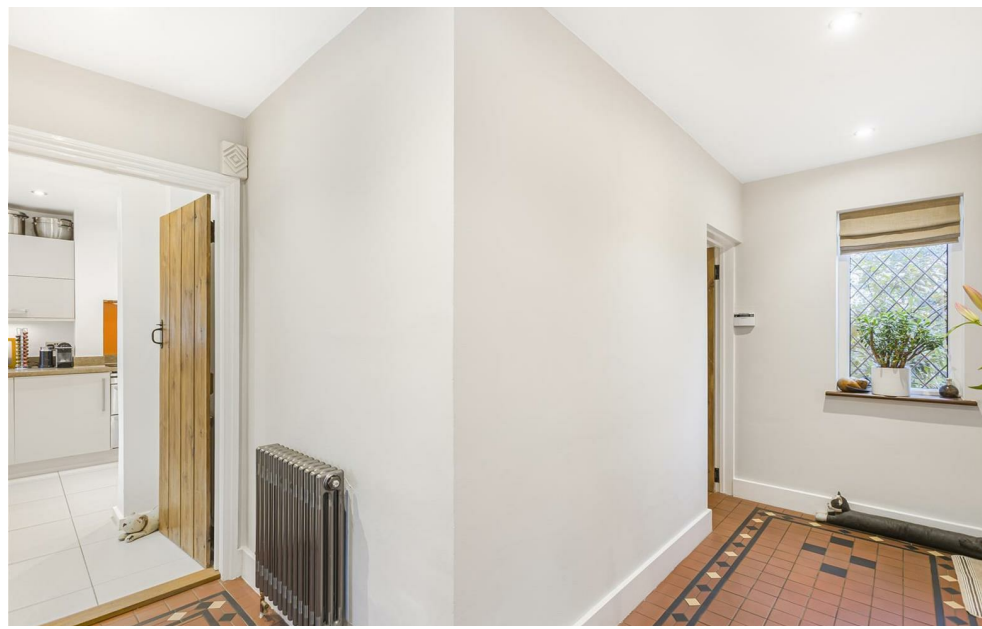
1 Edgell Cottages Holwell, Essendon, Herts, AL9 5RF

An extended and renovated 3 bedroom semi-detached period home dating back to 1885. The stylish accommodation which offers an excellent blend of traditional character complimented by modern fittings including a large living room with bi-folding doors opening onto the rear garden. There is also a dining room, modern fitted kitchen, ground floor cloakroom and pantry whilst upstairs, in addition to the 3 bedrooms, there is a family bathroom, en-suite and dressing room to the main bedroom. Externally, the property offers plenty of driveway parking, a landscaped rear garden and additional modern outbuilding with heating and air-con which would be perfect for a gym or home office/studio.

The property is located with a semi-rural location surrounded by beautiful countryside on the edge of the renowned village of Essendon. The village itself offers a thriving community and facilities including a gastronomic pub, village primary school, cricket green and Essendon Golf and Country Club. For the commuter, there are a choice of easily accessible train stations at Hatfield, Welwyn Garden City and Hertford.



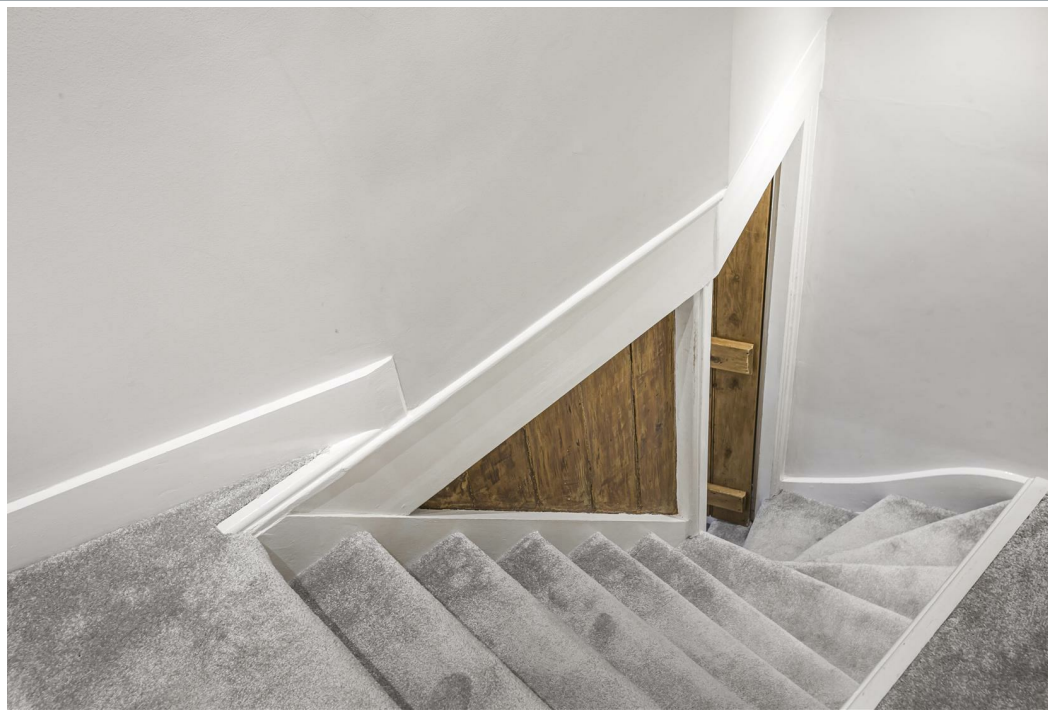
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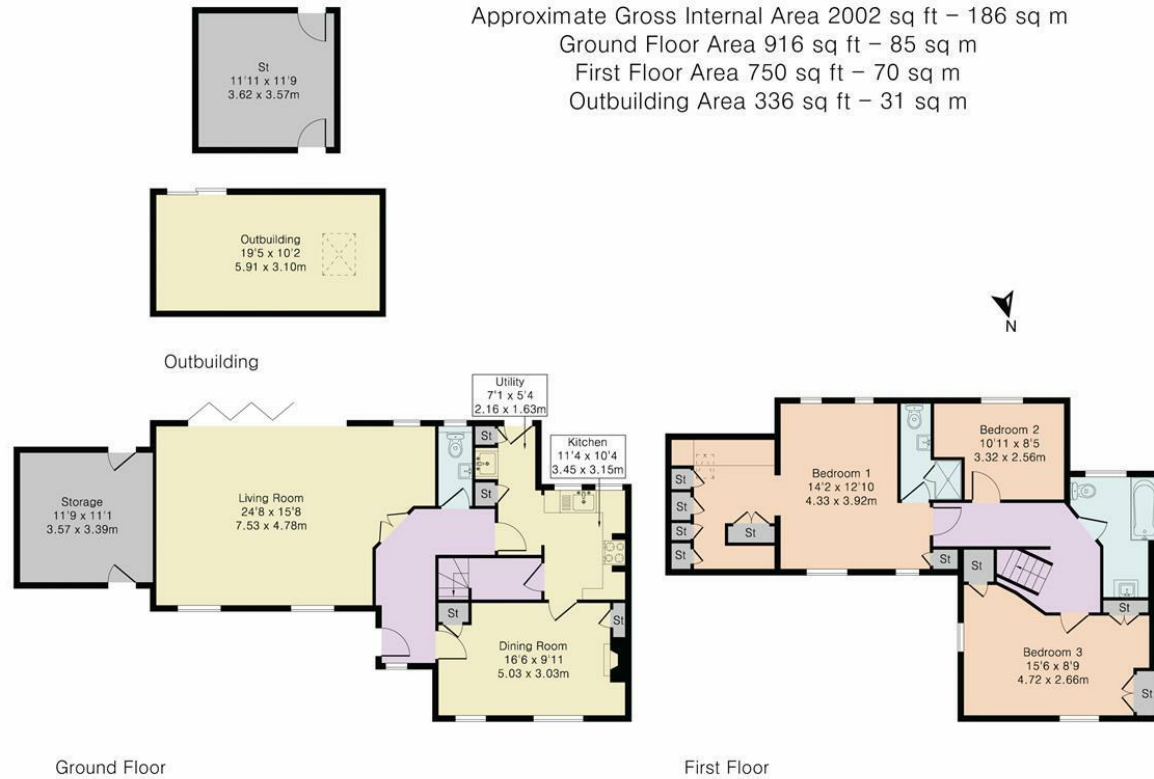
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Approximate Gross Internal Area 2002 sq ft – 186 sq m
 Ground Floor Area 916 sq ft – 85 sq m
 First Floor Area 750 sq ft – 70 sq m
 Outbuilding Area 336 sq ft – 31 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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