

Mill Green Cottages, Essendon, AL9 6AB



Guide Price: £950,000
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

A unique development opportunity to acquire a pair of cottages on a large plot approaching an acre. This is a rare development opportunity with a variety of possibilities (subject to the usual planning consents), situated on the outskirts of the picturesque village of Essendon with stunning views across fields yet within easy access of local amenities, transport links and school.

- CHAIN FREE
- ONE 3 BEDROOM SEMI-DETACHED COTTAGE
- ONE 2 BEDROOM SEMI-DETACHED COTTAGE
- UNIQUE OPPORTUNITY FOR DEVELOPMENT (STPP)
- LARGE OVERALL PLOT APPROACHING AN ACRE
- RURAL LOCATION
- STUNNING VIEWS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
GROUND FLOOR BATHROOM
KITCHEN
RECEPTION ROOM
CONSERVATORY
5 BEDROOMS
2 BATHROOMS
LARGE PLOT APPROACHING AN ACRE

LOCATION

The property lies in a rural setting off the B158 just outside the small Hertfordshire village of Essendon. The village has a parish church, a village hall and a primary school. Neighbouring village Little Berkhamsted has a village store and a local pub, while the bustling towns of Hatfield and Hertford are within easy reach. Both towns offer excellent shopping, supermarkets and leisure facilities. Golf is available at the Essendon Golf Courses and Mill Green Golf Club. The area is well connected by road, with the A1(M) just three and a half miles away, while Hatfield's mainline station, three and a half miles away, provides regular services to London Kings Cross (25 minutes)

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Welwyn Hatfield

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 £15 plus vat per person.

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