

Hornbeams, Hanbury Lane, Essendon, AL9 6AY



OIEO: £995,000
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



We are delighted to offer for sale this unique Scandinavian style detached family home which boasts 4 bedrooms, 2 reception rooms, 2 bathrooms, good size kitchen/diner, conservatory and double garage. This property is situated at the end of a quiet cul-de-sac and is set on a west facing plot of approx. 0.35 of an acre. This property is exceptionally priced for a quick sale.

- 4 BEDROOM DETACHED FAMILY HOME
- UNIQUE SCANDINAVIAN STYLE
- 2 RECEPTION/ 2 BATHROOMS
- GOOD SIZE KITCHEN/DINER
- CONSERVATORY
- DOUBLE GARAGE
- SITUATED IN A QUIET CUL-DE-SAC
- APPROX 0.35 OF AN ACRE
- WEST FACING PLOT
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
RECEPTION ROOM
KITCHEN
LIVING ROOM
CONSERVATORY
GROUND FLOOR CLOAKROOM
4 BEDROOMS
FAMILY BATHROOM
DOUBLE GARAGE
WEST FACING APPROX 0.35 OF AN ACRE PLOT

LOCATION

Hanbury Lane is a quiet Cul-de-sac accessed via the High Road (B158) or Essendon Hill and/or West End Lane. The pretty village of Essendon has a primary school, church and pub. 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.

LOCAL AUTHORITY

Welwyn Hatfield

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

VIEWINGS

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION 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

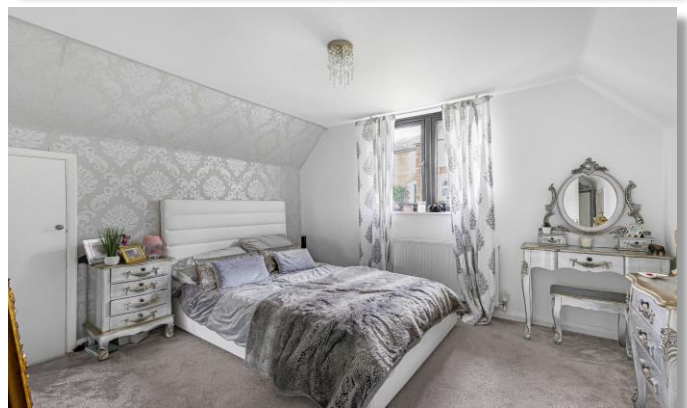
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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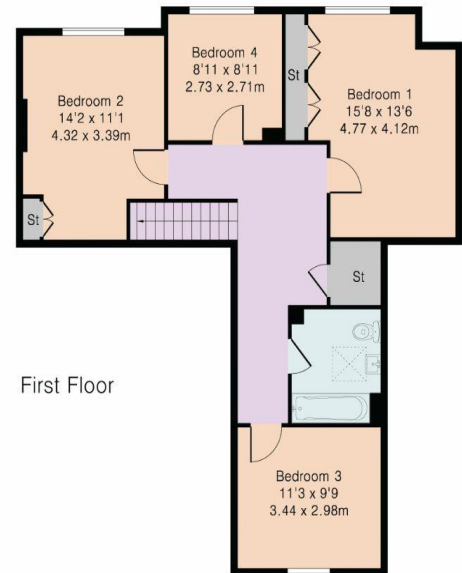
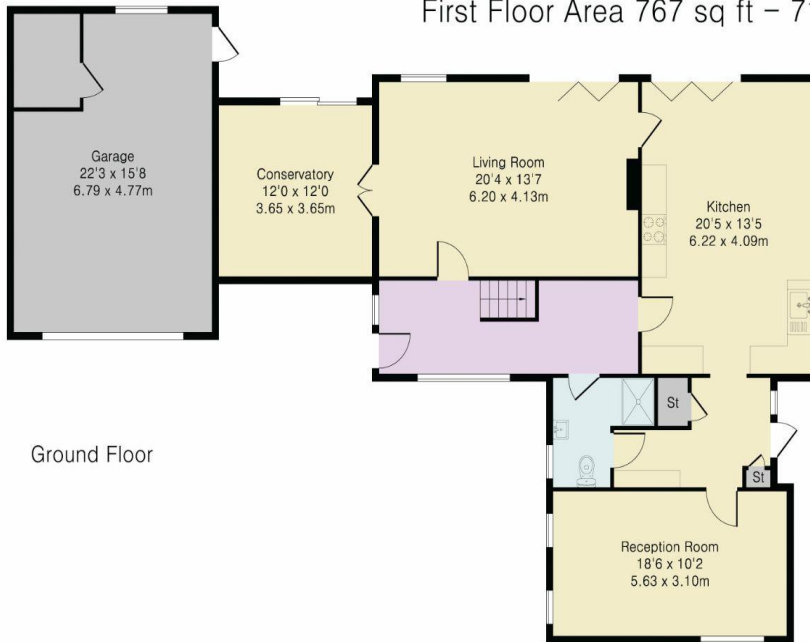
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Approximate Gross Internal Area 2297 sq ft – 213 sq m
Ground Floor Area 1530 sq ft – 142 sq m
First Floor Area 767 sq ft – 71 sq m



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.

