

Hanbury Cottages, Hanbury Lane, Essendon, AL9 6AY

Price: £745,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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**** CHAIN FREE ****

We are delighted to offer for sale this attractive 4 bedroom 2 bathroom semi-detached home which has been extended over the years to provide just under 2,000 sq ft of spacious accommodation and 2 staircases! This is a bright and spacious home with good size rooms. There is a car port, private driveway and a stunning 120ft rear garden. An internal viewing is highly recommended.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- BRIGHT & SPACIOUS
- 2 BATHROOMS
- 2 STAIR CASES
- STUNNING 120FT REAR GARDEN
- CARPORT
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
SITTING ROOM
KITCHEN/DINING ROOM
GROUND FLOOR SHOWER ROOM

FIRST FLOOR

4 BEDROOMS- two with En-Suite bathrooms

STUNNING 120FT REAR GARDEN
CARPORT
PRIVATE DRIVEWAY

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.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

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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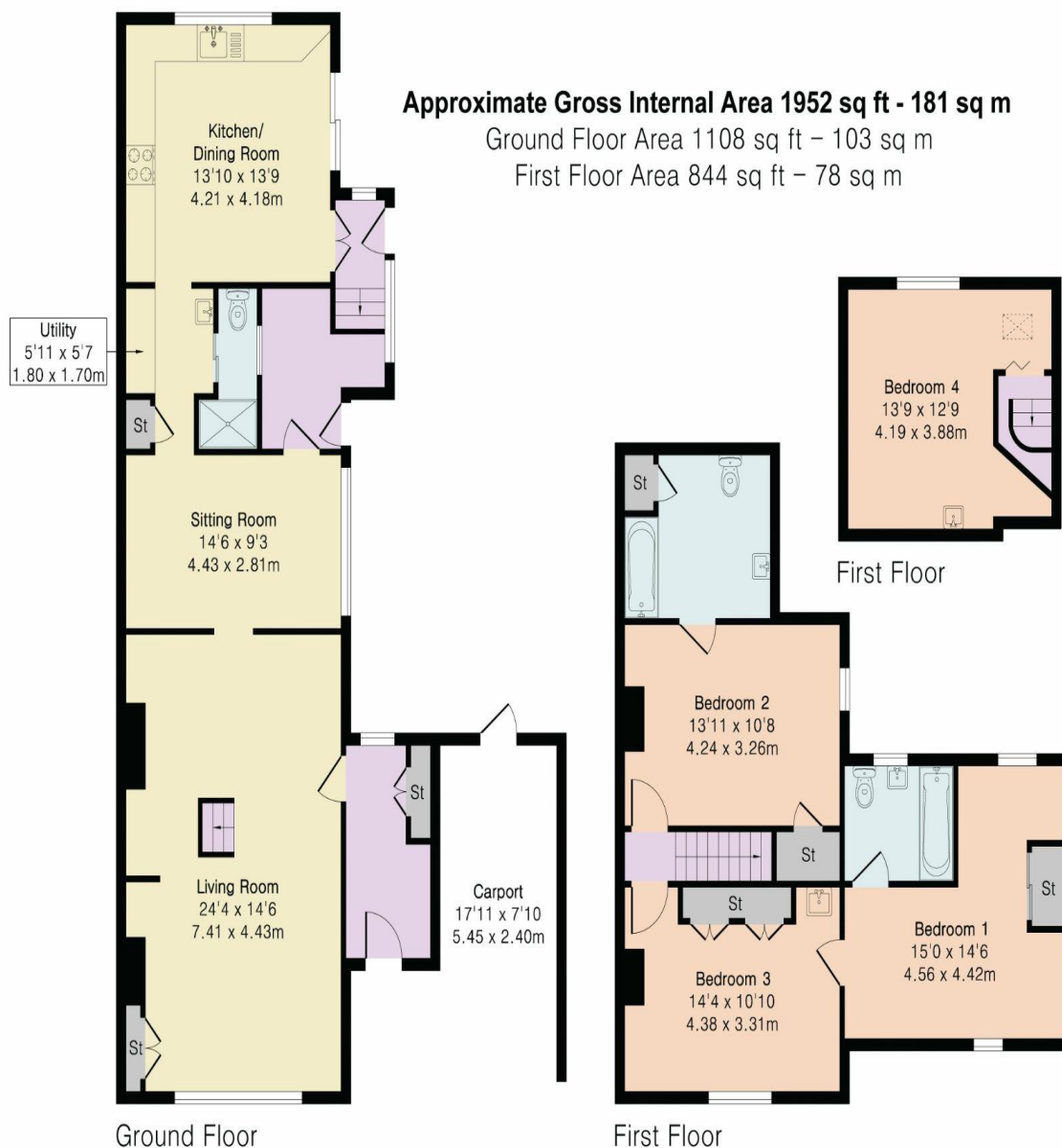


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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by 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.

