4-5 The Terrace, West End Lane, Essendon

AL9 6AU

Offers In Excess Of £750,000

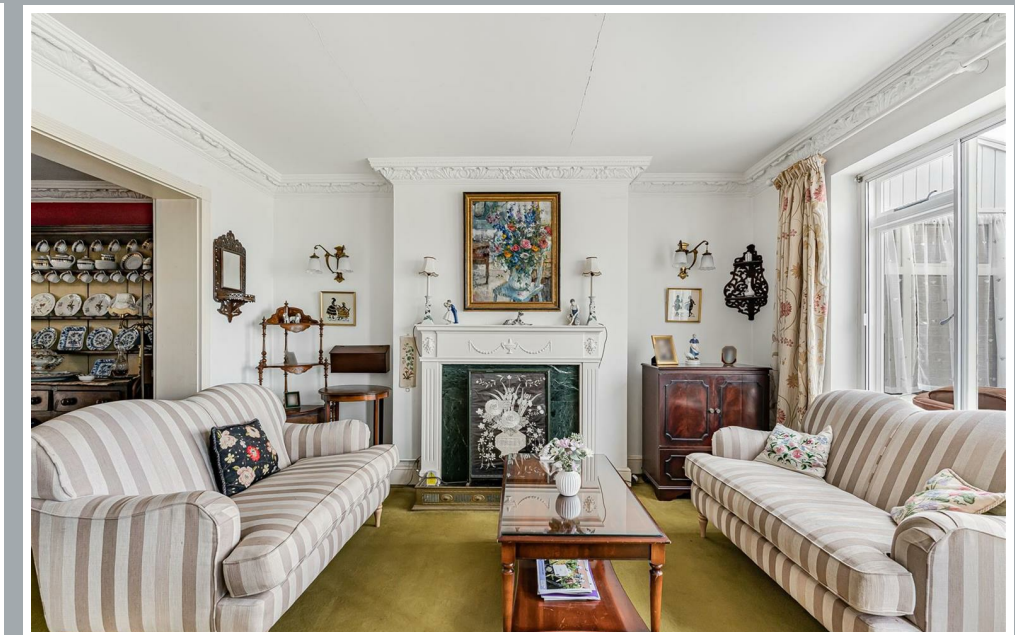
stevenoates.com

Primrose Cottage, 4-5 The Terrace West End Lane, Essendon, Herts, AL9 6AU

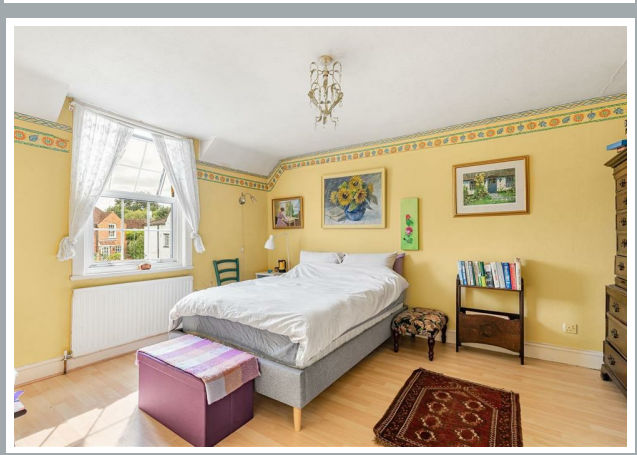
Rarely available and presenting an exciting opportunity to create a wonderful forever home, this substantial three/four-bedroom terraced cottage was formerly two separate cottages and enjoys spectacular panoramic views across the surrounding countryside. Requiring modernisation and extending to approximately 1,773 sq ft, the property is arranged over two floors and offers exceptionally spacious and versatile accommodation throughout. The ground floor begins with a welcoming porch opening into a generous entrance hallway, which provides access to a versatile study/dining room and an impressive lounge positioned to the rear of the property, perfectly placed to take advantage of the delightful rural outlook. There is also a kitchen and separate conservatory, with the latter enjoying beautiful views across the open countryside. On the first floor are three/four double bedrooms, providing excellent flexibility for family living, together with a family bathroom and an additional en-suite shower room. Externally, the property benefits from off-street parking and an attractive, mature front garden. To the rear is a beautiful garden, predominantly laid to lawn with established shrub borders, backing directly onto rolling countryside and enjoying wonderful far-reaching views. With its generous proportions, enviable rural setting and considerable scope for modernisation, this rarely available property offers an exceptional opportunity to create a truly special home. Further enhancing its appeal, the property is offered for sale with no onward chain.

Set along the highly regarded West End Lane in Essendon, this property enjoys a wonderful semi-rural setting surrounded by attractive Hertfordshire countryside. One of its standout features is the far-reaching views across the surrounding landscape, providing an impressive backdrop and a real sense of space and tranquillity. Essendon is a sought-after village offering the perfect balance between country living and everyday convenience. The village has a strong community feel and is surrounded by picturesque countryside, making it ideal for those who enjoy walking, cycling and outdoor pursuits. Despite its peaceful setting, the property remains well placed for access to Hatfield, Hertford, Welwyn Garden City and Potters Bar, with excellent road connections via the A1(M) and M25. Mainline rail services from nearby stations provide convenient links into London, making the location particularly appealing to commuters seeking a more rural lifestyle. With its beautiful countryside surroundings, exceptional views and excellent accessibility, West End Lane offers an enviable Hertfordshire setting that combines rural charm with convenient connections.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

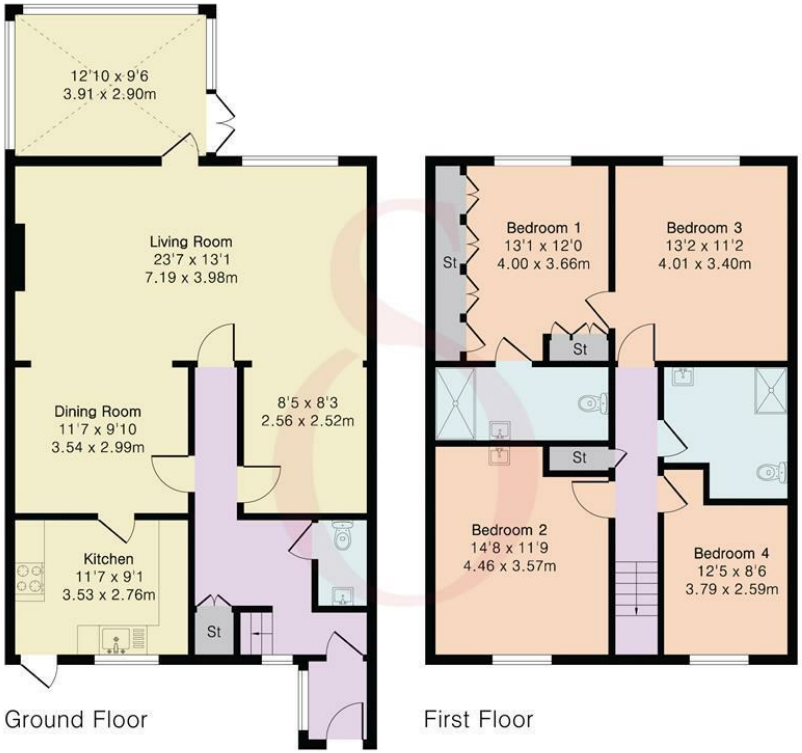
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1699 sq ft - 158 sq m

Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 773 sq ft – 72 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

stevenoates.com