Rectory Close, Essendon, AL9 6HG

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
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Price: £649,950
Freehold

We are delighted to offer for sale this exceptional 3/4 bedroom 2 bathroom end of terrace family home which has been well designed and laid out by the current owner. This property benefits from just under 1,500sq ft of accommodation including a lounge, open plan kitchen and dining room, utility room, ground floor shower room, and the principal suite has a good size dressing room. The rear garden is approx. 60ft x 30ft and backs directly onto farmland with far reaching views. There is off street parking. This property can only be appreciated with an internal viewing.

- 3/4 BEDROOM END OF TERRACE FAMILY HOME
- 2 RECEPTION/ 2 BATHROOMS
- JUST UNDER 1,500SQ FT OF ACCOMMODATION
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- PRINCIPAL SUITE WITH DRESSING ROOM/BEDROOM 4
- 60FT X 30FT REAR GARDEN
- BACKS DIRECTLY ONTO FARMLAND
- OFF STREET PARKING

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LIVING ROOM
KITCHEN
DINING ROOM
UTILITY ROOM
GROUND FLOOR SHOWER ROOM

3 BEDROOM - one with dressing room which could be converted back to the fourth bedroom
FAMILY BATHROOM - with shower and bath

60ft x 30ft REAR GARDEN- backs directly onto farmland
SIDE ACCESS
OFF STREET PARKING

LOCATION
Rectory Close is a quiet cul-/ de-/ sac of School Lane, which is off the High Road (B158). The pretty village of Essendon has a primary school, Church, Pub and Golf Course all of which are only a few minutes away. 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 & secondary schools. The A1 (M), M25 and A414 are also close by.

LOCAL AUTHORITY
Welwyn Hatfield Council

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band D

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 £50 plus vat per person.

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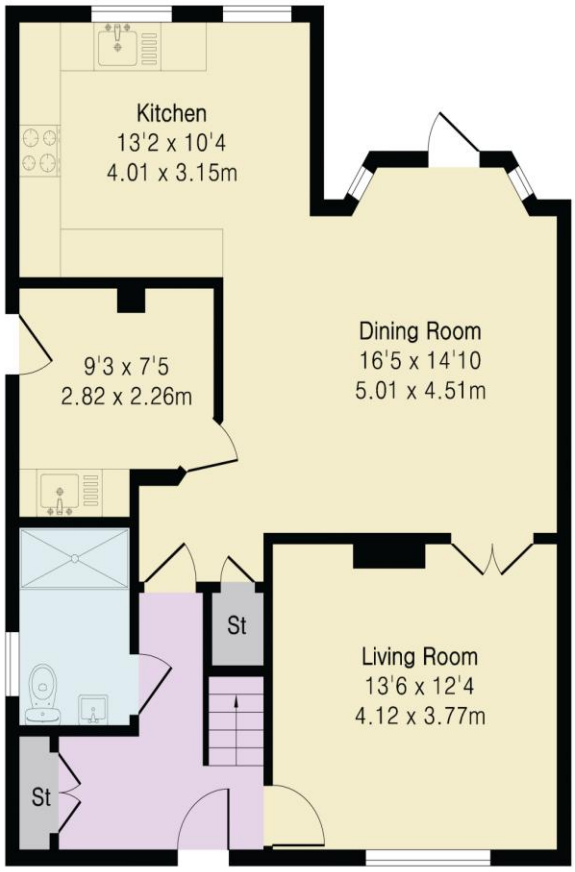
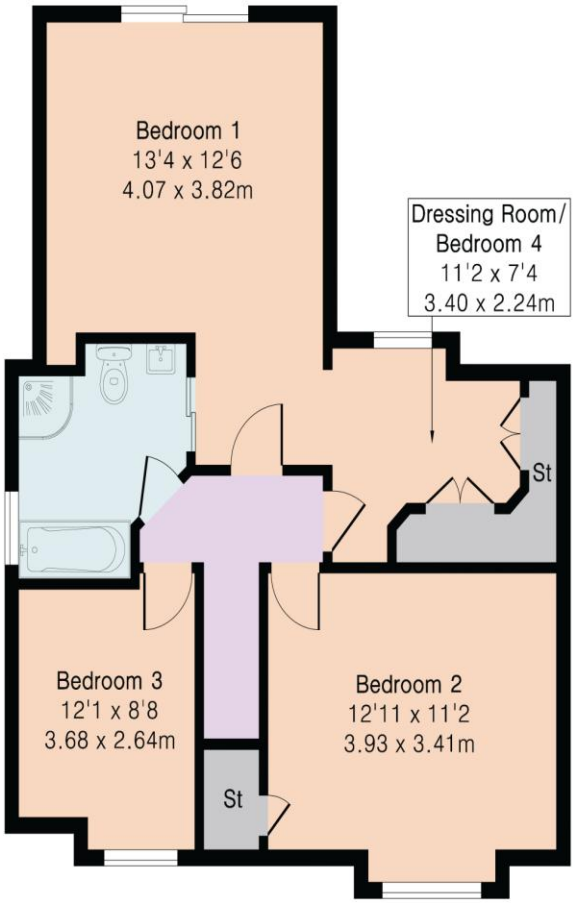
Approximate Gross Internal Area 1464 sq ft - 136 sq m

Ground Floor Area 777 sq ft – 72 sq m
First Floor Area 687 sq ft – 64 sq m



Ground Floor



First Floor

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.