The Courtyard, Essendon, AL9 6GH

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Price: £930,000
Freehold

We are delighted to offer for sale this exceptional and deceptively spacious 3 bedroom, 2 bathroom, semi-detached home situated in this exclusive gated development a stone's throw from the renowned Golf Course. This property is spacious in design and has wonderful views of the golf course. This property comes with a garage and 2 parking spaces. You also have access to the tennis courts and golf buggies.

- DECEPTIVELY SPACIOUS 3 BED SEMI DETACHED FAMILY HOME
- 2 BATHROOMS
- L- SHAPED KITCHEN/CONSERVATORY
- SPACIOUS FIRST FLOOR LANDING/OFFICE SPACE
- EXCLUSIVE GATED DEVELOPMENT
- GARAGE AND 2 PARKING SPACES
- VIEWS OF THE GOLF COURSE
- ACCESS TO THE TENNIS COURTS AND GOLF BUGGIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
LOUNGE
KITCHEN/DINING ROOM with Mark Wilkinson Kitchen
CONSERVATORY
GROUND FLOOR CLOAKROOM
3 BEDROOMS - one with En-Suite
OFFICE LANDING
FAMILY BATHROOM
REAR GARDEN
GARAGE
2 PARKING SPACES
ACCESS TO THE TENNIS COURTS AND GOLF BUGGIES
Villeroy and Boch Sanitary Ware
Fully Fitted Loft Storage

LOCATION
Situated amidst the expansive 450-acre Essendon Country Club grounds. Essendon Country Club boasts two premier golf courses, a driving range, a restaurant and a hospitable clubhouse. Bedwell Park is a turning off B158. The pretty village of Essendon has a primary school, Church, Pub's 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.

SERVICES
IPG Gas
Sewerage Treatment Plant
Service Charge: £2,320 pa
Garage is leasehold: 108 years remaining
Council Tax Band G

LOCAL AUTHORITY
Welwyn and Hatfield

VIEWING
STRICTLY BY APPOINTMENT THROUGH 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 £25 plus vat per person.

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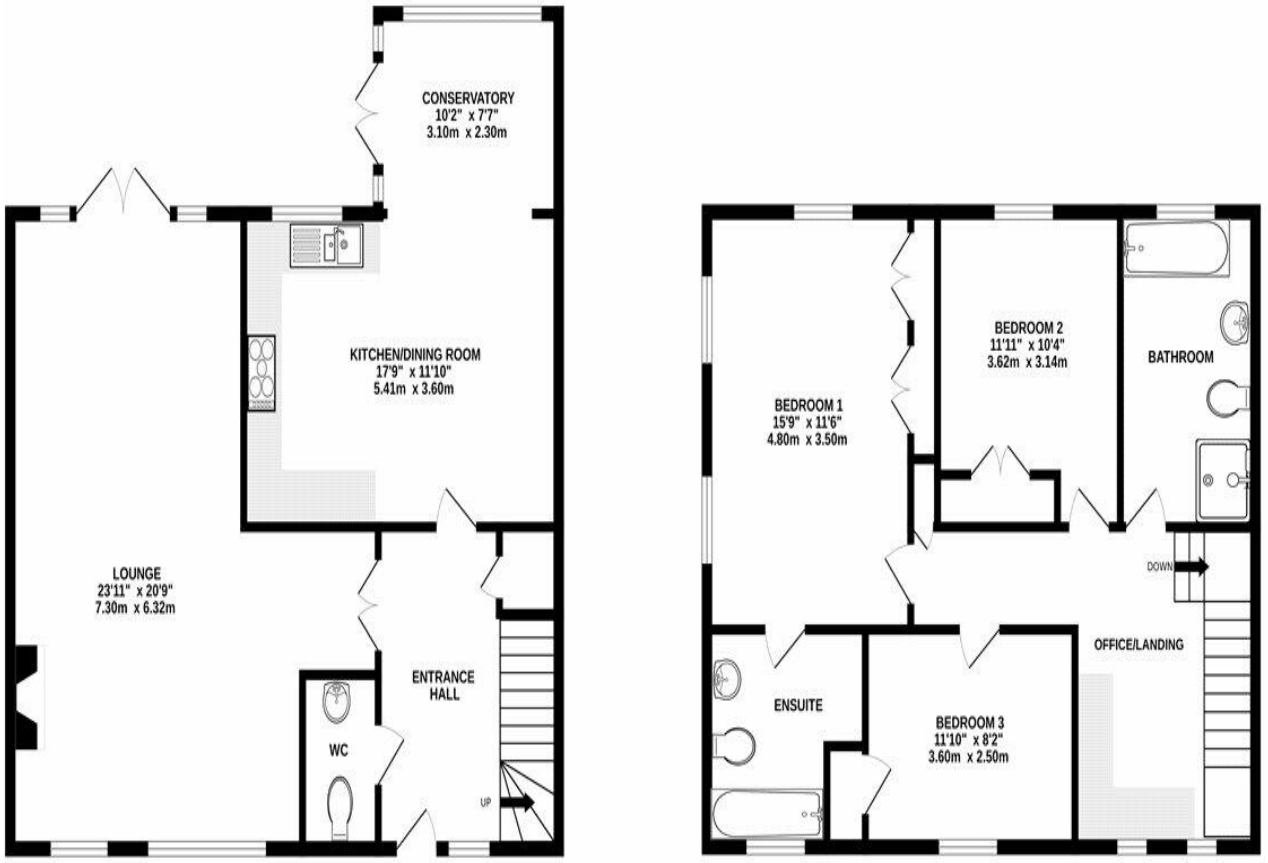

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.