The Courtyard, Essendon, AL9 6GH

Price: £945,000
Freehold

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



We are delighted to offer for sale this exceptional and deceptively spacious grade 2 listed 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 extremely spacious in design and benefits from a dual aspect large lounge with French doors onto their private manicured 50ft west facing garden. This property comes with a garage and a parking space. You also have access to the tennis courts and golf buggies. An internal viewing is essential.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- EXTREMELY SPACIOUS IN DESIGN
- 2 BATHROOMS
- DUAL ASPECT LARGE LOUNGE
- MANICURED 50FT WEST FACING REAR GARDEN
- GARAGE & PARKING SPACE
- STONES THROW FROM THE RENOWNED GOLF COURSE
- ACCESS TO THE TENNIS COURT & GOLF BUGGIES

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FEATURES

DESCRIPTION
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ACCOMMODATION
ENTRANCE HALLWAY
KITCHEN/BREAKFAST AREA
RECEPTION ROOM/DINING AREA

FIRST FLOOR
3 BEDROOMS - one with En-Suite shower room
FAMILY BATH & SHOWER ROOM

MANICURED 50FT WEST REAR GARDEN
GARAGE- with parking space

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.

LOCAL AUTHORITY
Welwyn Hatfield Council.

SERVICES
IPG Gas
Sewerage Treatment Plant
Council Tax Band G
General maintenance & up keep of the gate £750.00 every six months (not verified)

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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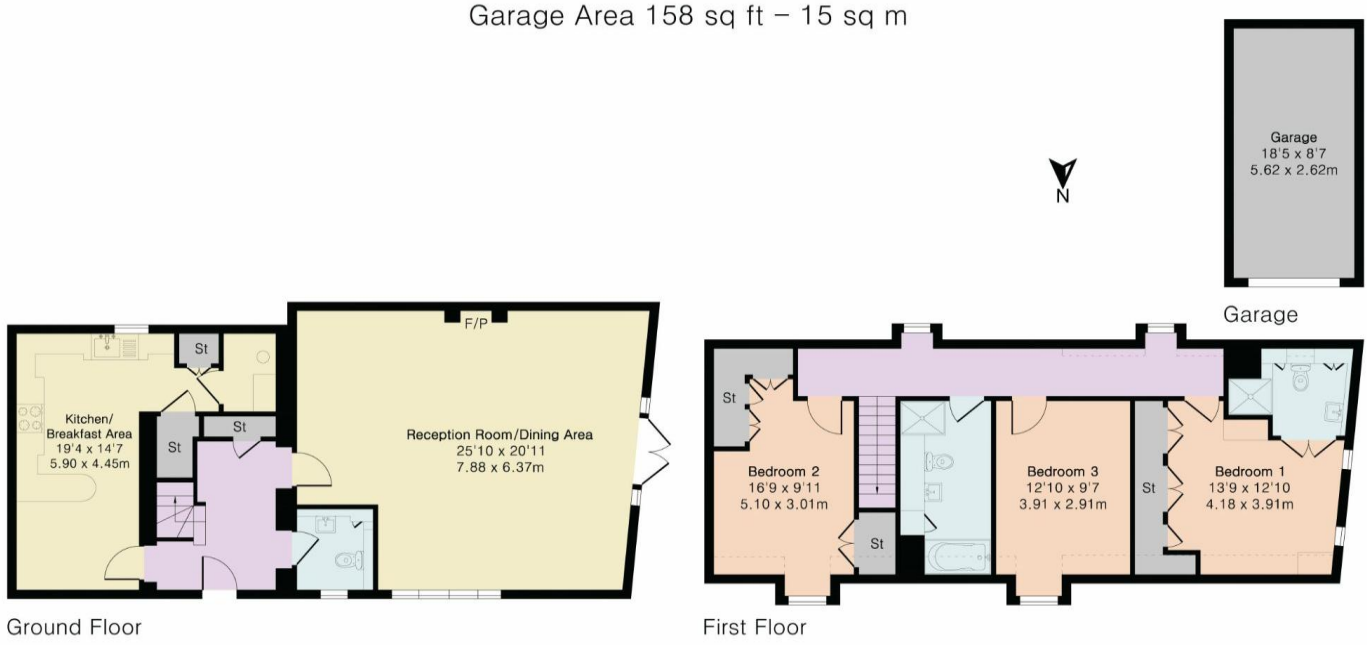



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Approximate Gross Internal Area 1638 sq ft - 152 sq m
(Excluding Garage)
Ground Floor Area 875 sq ft – 81 sq m
First Floor Area 763 sq ft – 71 sq m
Garage Area 158 sq ft – 15 sq m



PINK PLAN

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.