

The Terrace, West End Lane, Essendon, AL9 6AU

Price: £500,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A rarely available 2 bedroom character cottage boasting a beautiful 90ft garden with breath taking panoramic countryside views, situated within the very heart of Essendon village with off street parking. Accommodation comprises of a modern open plan kitchen/diner, bright living room, a trap door with access to two basement rooms with potential to develop subject to planning, first floor bathroom and approx. 80ft frontage. Viewing highly recommended.

- 2 BEDROOM CHARACTER COTTAGE
- MODERN OPEN PLAN KITCHEN/DINER
- BRIGHT LIVING ROOM
- FIRST FLOOR BATHROOM
- TRAP DOOR WITH ACCESS TO BASEMENT ROOM
- POTENTIAL TO DEVELOP (STPP)
- 90FT REAR GARDEN WITH PANORAMIC COUNTRYSIDE VIEWS
- 80FT FRONTAGE

www.vanessamccallumestates.co.uk

The Terrace, West End Lane, Essendon, AL9 6AU



Price: £500,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

FEATURES

DESCRIPTION

A rarely available 2 bedroom character cottage boasting a beautiful 90ft garden with breath taking panoramic countryside views, situated within the very heart of Essendon village with off street parking. Accommodation comprises of a modern open plan kitchen/diner, bright living room, a trap door with access to two basement rooms with potential to develop subject to planning, first floor bathroom and approx. 80ft frontage. Viewing highly recommended.

ACCOMMODATION

PORCH
KITCHEN
DINING ROOM
LIVING ROOM

2 BEDROOMS
BATHROOM
SEPARATE TOILET

CELLAR 90FT REAR GARDEN - with breath taking panoramic countryside views
OFF STREET PARKING- with EV charger

LOCATION

West End Lane is a turning off the B158 (the main road running through Essendon). Essendon is virtually equidistant from the market town of Hertford, Hatfield and Potters Bar. The A1(M) or M25 can be accessed within a matter of minutes.

LOCAL AUTHORITY

Welwyn Hatfield

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

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 £25 plus vat per person.

The Terrace, West End Lane, Essendon, AL9 6AU

Price: £500,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



www.vanessamccallumestates.co.uk

The Terrace, West End Lane, Essendon, AL9 6AU

Price: £500,000
Freehold



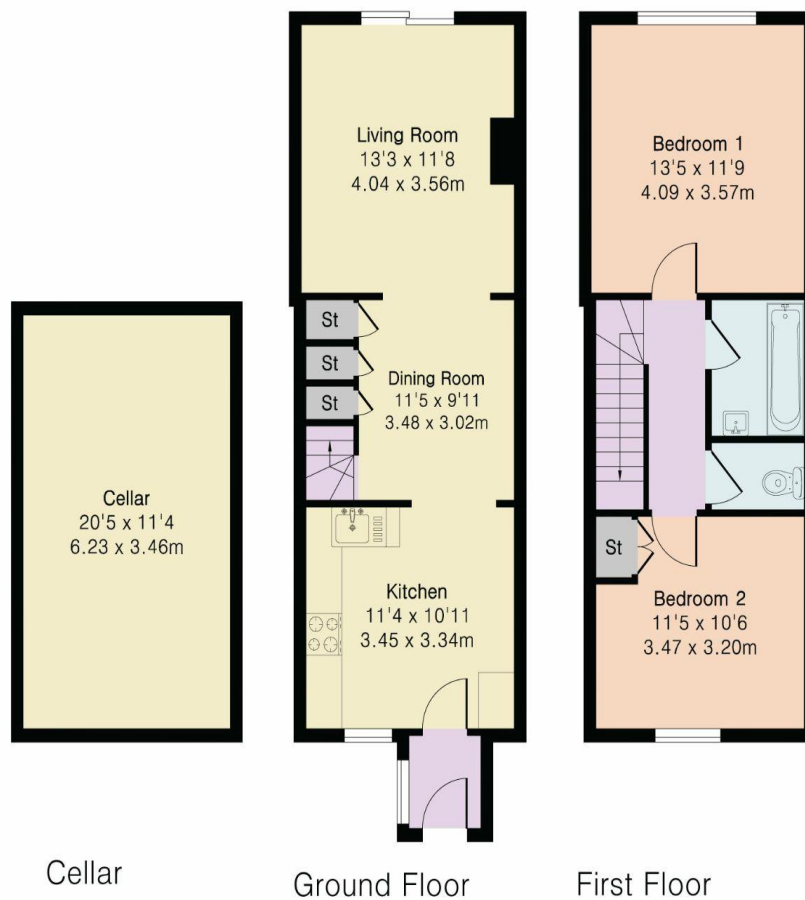
Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 1053 sq ft - 98 sq m

Cellar Area 232 sq ft – 22 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 401 sq ft – 37 sq m



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.

