Flint Cottage, Essendon, AL9 6AJ

Price: £950,000
Freehold

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



****CHAIN FREE ****

A deceptively spacious character filled detached period cottage Circa 1790 approximately 1826 sq ft – 170sqm plus garage and outbuilding, backing directly onto open fields boasting spectacular uninterrupted far reaching westerly views. Extended and modernised the property still retains much of its period charm at the same time as offering spacious and versatile accommodation comprising: 3 Reception Rooms plus Conservatory, Fully Fitted Kitchen/ Breakfast Room with Utility/ Guest Cloakroom, Principal Bedroom with enormous en-suite bathroom / shower, 2 further generous sized double bedrooms & Shower Room. An internal viewing is highly recommended.

- 3 LARGE DOUBLE BEDROOMS PLUS STUDY
- CHAIN FREE
- 1826 SQ FT ACCOMMODATION PLUS DOUBLE HEIGHT GARAGE AND OUTBUILDING
- 3 RECEPTION ROOMS PLUS CONSERVATORY
- LARGE KITCHEN/BREAKFAST ROOM WITH GUEST CLOAKROOM/UTILITY
- 2 STAIR CASES
- LUXURIOUS EN-SUITE BATHROOM/SHOWER PLUS FURTHER SHOWER ROOM/WC
- REAR GARDENS WITH STUNNING WEST FACING PANORAMIC VIEWS OVER FIELDS

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FEATURES

DESCRIPTION

****CHAIN FREE ****

A deceptively spacious character filled detached period cottage Circa 1790 approximately 1826 sq ft – 170sqm plus garage and outbuilding, backing directly onto open fields boasting spectacular uninterrupted far reaching westerly views. Extended and modernised the property still retains much of its period charm at the same time as offering spacious and versatile accommodation comprising: 3 Reception Rooms plus Conservatory, Fully Fitted Kitchen/ Breakfast Room with Utility/ Guest Cloakroom, Principal Bedroom with enormous en-suite bathroom / shower, 2 further generous sized double bedrooms & Shower Room. An internal viewing is highly recommended.

ACCOMMODATION
KITCHEN/BREAKFAST ROOM
GROUND FLOOR CLOAKROOM/UTILITY
LOUNGE/DINING ROOM
RECEPTION ROOM
STUDY
CONSERVATORY

3 DOUBLE BEDROOMS - one with En-Suite bath & shower
SHOWER ROOM

LARGE REAR GARDEN
STUNNING PANORAMIC VIEWS OVER FARMLAND
GARAGE
OUTBUILDING

LOCATION
Essendon Hill is a continuation of High Road. The pretty village of Essendon has a primary school, church and several pubs. 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 and secondary schools. The A1(M), M25 and A414 are also a short drive away.

LOCAL AUTHORITY
Welwyn Hatfield Council

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

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 of the 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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STUDY

Approximate Gross Internal Area 1826 sq ft - 170 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 980 sq ft – 91 sq m
First Floor Area 846 sq ft – 79 sq m
Garage Area 173 sq ft – 16 sq m
Outbuilding Area 90 sq ft – 8 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.