



## West End Lane, Hatfield, AL9 6AT

A charming character ONE BEDROOM SEMI-DETACHED COTTAGE set in the heart of the HIGHLY SOUGHT-AFTER VILLAGE of ESSENDON. The property offers a MODERN FITTED KITCHEN with a bright and airy, open-plan lounge diner, a SPACIOUS BEDROOM with en-suite bathroom, dressing room, and French doors, leading to the courtyard garden. Modern comforts include gas central heating and double glazing throughout. Externally, there is OFF-STREET PARKING to the front and a private courtyard garden to the rear, making this an appealing home in a prime village location.

### Key features

- One Bedroom
- Dressing Room
- Character Cottage
- Gas Central Heating
- Open Plan
- En-Suite Bathroom
- Courtyard Garden
- Double Glazed Windows

### Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
D

Local Authority  
Welwyn Hatfield Borough Council



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**Opening Times**

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

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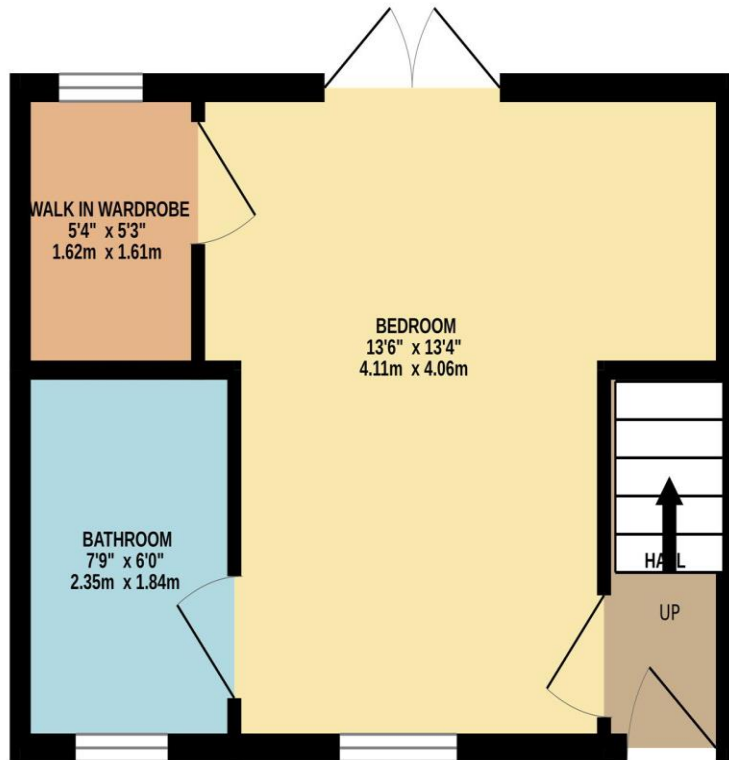


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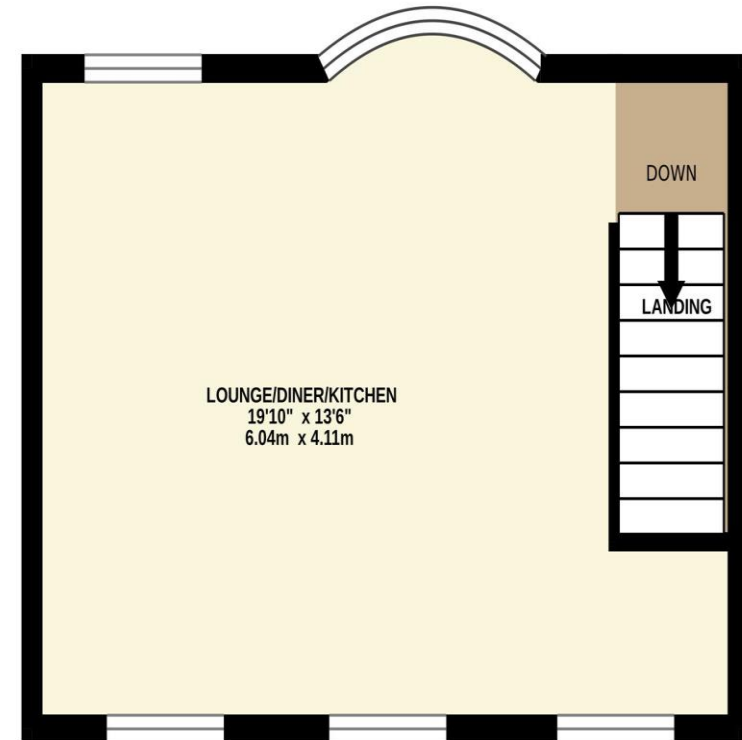




GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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