

## Essenwell Cottage, Cucumber Lane, Essendon, AL9 6JB

**Price: £1,150,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
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Hertfordshire, AL9 7QS  
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**A well presented rarely available 3 bedroom 2 shower room semi detached character home full of charm and situated in this sought after rural location. Built in the 1940's this property has been extended several times and benefits from 4 reception rooms and conservatory. Occupying a rare and substantial ¼ acre plot in one of Essendon's/Little Berkhamsted's most desirable rural settings, this beautifully renovated and extended character home offers a unique combination of immediate turnkey living and long-term potential. The exceptional 70ft x 90ft wide rear garden provides a remarkable sense of space and privacy rarely found in properties of this type, while also offering clear scope for future extension or enhancement (STPP). There is plenty of off street parking and a detached double garage. Opportunities of this scale and setting are rarely available in this area.**

- 3 BEDROOM SEMI DETACHED CHARACTER HOME
- 4 RECEPTION / 2 SHOWER ROOMS
- CONSERVATORY
- SET ON A ¼ OF AN ACRE
- RENOVATED AND EXTENDED
- SCOPE TO ENLARGE (STPP)
- 70FT X 90FT WIDE REAR GARDEN
- RURAL LOCATION
- DETACHED DOUBLE GARAGE
- OFF STREET PARKING

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## **FEATURES** **DESCRIPTION**

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## **ACCOMMODATION**

ENTRANCE HALLWAY  
DINING ROOM  
LOUNGE  
SITTING ROOM  
GROUND FLOOR CLOAKROOM  
KITCHEN  
MORNING ROOM  
CONSERVATORY

3 BEDROOMS  
2 SHOWER ROOMS

70FT X 90FT WIDE REAR GARDEN  
SIDE ACCESS  
DETACHED DOUBLE GARAGE  
OFF STREET PARKING

## **LOCATION**

Cucumber Lane is a rural turning off High Road and Berkhamsted Lane. The main village of Little Berkhamsted is only a short drive away, which benefits from the village shop, pub/restaurant (Five Horseshoes), park and Church. Bayford, Brookmans Park, Hertford, Bayford, and Cuffley are only a short drive away where there are mainline railway stations which give access into London which stop at Finsbury Park and Moorgate. The A414 is also only a short drive away. Surrounded by open countryside yet exceptionally well connected, the property offers immediate access to scenic walking routes, popular village pubs and a strong sense of community. Leisure facilities are exceptional, with two well-regarded golf courses and a wellness sanctuary just minutes away.

## **LOCAL AUTHORITY**

Welwyn Hatfield

## **SERVICES**

Oil heating  
Septic treatment plant (on the property but shared with next door)  
Council Tax Band F

Planning permission has been granted for a conversion of garage to home office and replacement of existing conservatory to an orangery

## **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.

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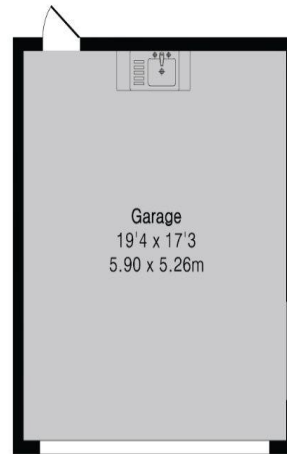
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**Approximate Gross Internal Area 1554 sq ft - 144 sq m**  
**(Excluding Garage)**

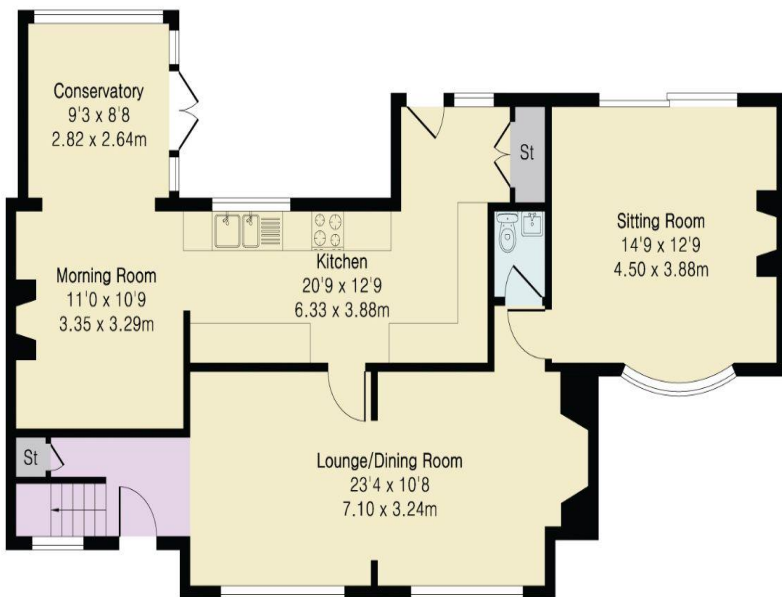
Ground Floor Area 951 sq ft – 88 sq m

First Floor Area 603 sq ft – 56 sq m

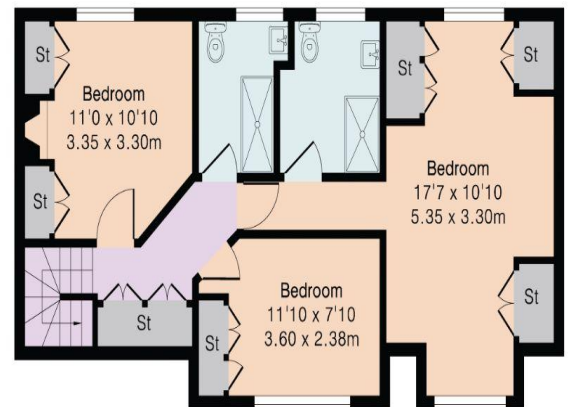
Garage Area 334 sq ft – 31 sq m



Garage



Ground Floor



First Floor