

14, Glebe Cottages, Essendon

AL9 6HQ

Offers In Excess Of £650,000

stevenoates.com







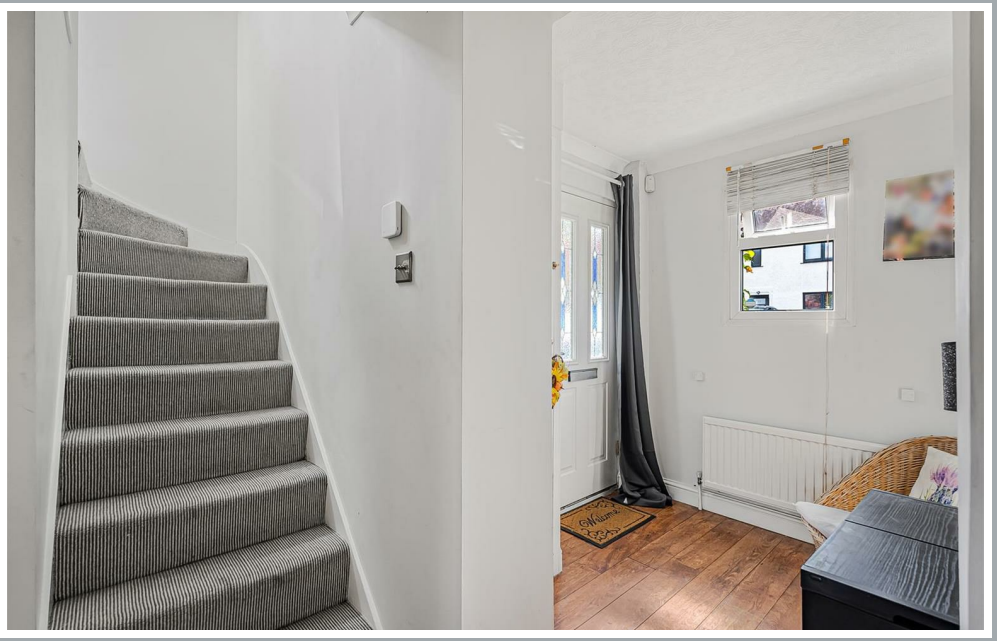
14 Glebe Cottages, Essendon, Hertfordshire, AL9 6HQ

Steven Oates are pleased to offer this deceptively spacious and extended four-bedroom family home, ideally situated within a quiet residential street in the heart of the sought-after village of Essendon. The ground floor provides versatile and well-proportioned living accommodation, including a front reception room which could be used as a snug, home office or playroom. To the rear, a generous family living room flows seamlessly into the dining room, creating an excellent space for both everyday family life and entertaining. The extended kitchen/breakfast room offers ample storage and workspace, while a particularly useful utility room runs the full length of the side of the property. A ground floor bathroom adds further practicality. Upstairs, there are four spacious bedrooms, with built-in storage available, together with a large family shower room. Externally, the property enjoys an impressive rear garden extending to approximately 100ft, providing plenty of space for entertaining, relaxing and family activities. There is parking to both the front and rear, in addition to a large detached garage at the rear, which is currently utilised as a games room and offers excellent versatility.

Glebe Cottages is situated just off School Lane, which is accessed from the High Road (B158), in the picturesque Hertfordshire village of Essendon. The village offers a range of local amenities, including a primary school, church and traditional village pub, all within a few minutes' walk. Surrounded by beautiful Hertfordshire countryside, Essendon also benefits from a highly regarded golf course, tennis and cricket facilities, together with a variety of scenic country walks close by. The nearby towns of Hertford, Welwyn Garden City, Hatfield, Brookmans Park and Potters Bar are all within a short drive, providing a wider selection of shopping and leisure facilities, secondary schools and mainline railway stations with regular services into London. For commuters, the A1(M), M25 and A414 are all readily accessible, providing excellent road connections to the surrounding areas and beyond. The nearest local convenience store can be found in the neighbouring village of Little Berkhamsted called 'Emmie Murphy's Village Store' which is only 2.4 miles away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY











70 Fore Street, Hertford, Hertfordshire, SG14 1BY

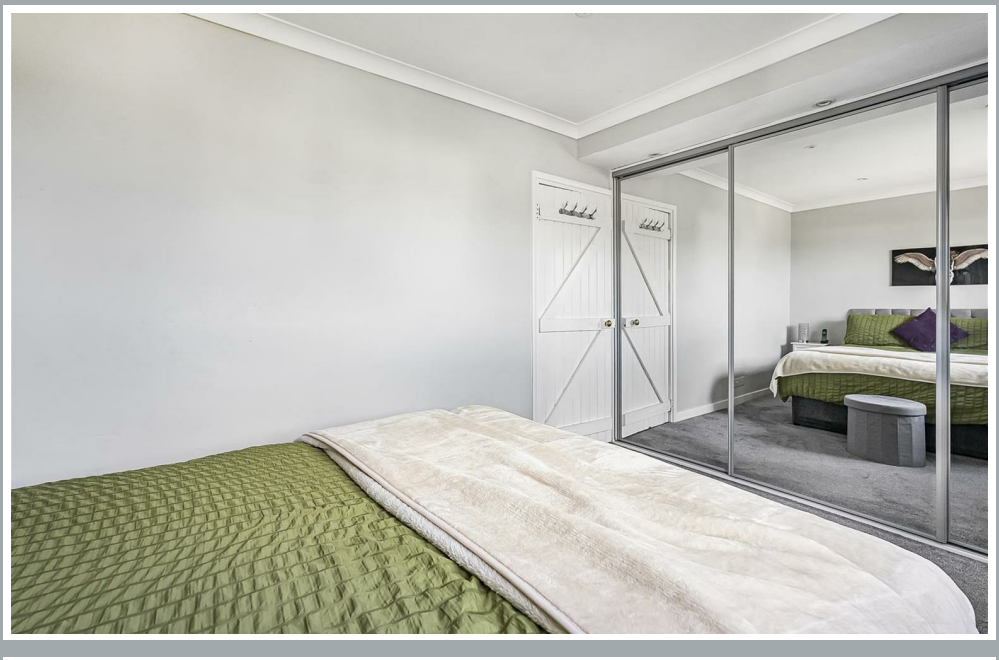


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY











70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



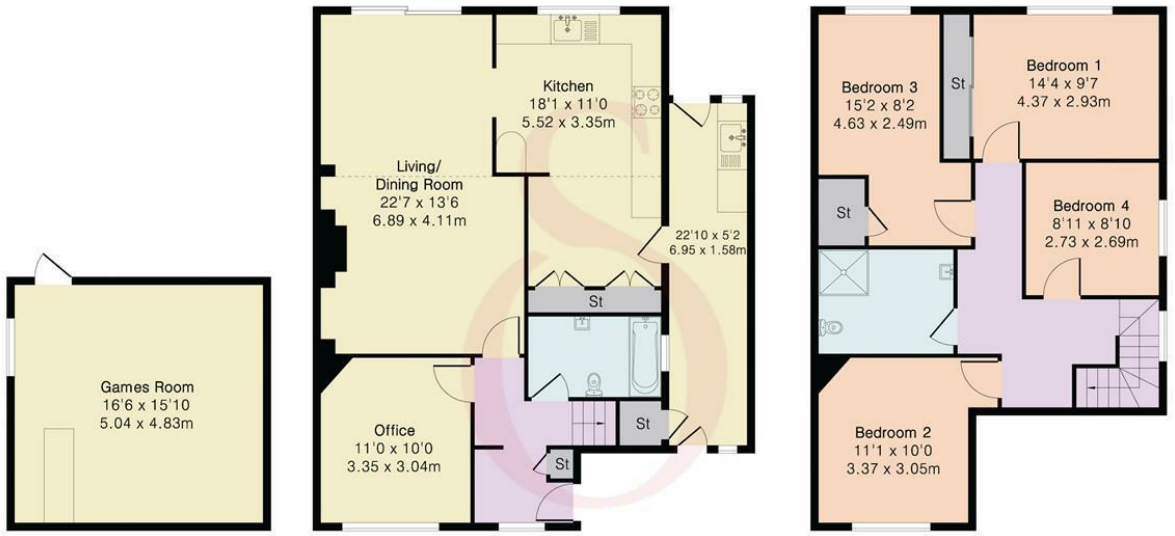






70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 1538 sq ft - 143 sq m
(Excluding Outbuilding)
Ground Floor Area 868 sq ft – 81 sq m
First Floor Area 670 sq ft – 62 sq m
Outbuilding Area 262 sq ft – 24 sq m



Outbuilding | Ground Floor | First Floor

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.

Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

stevenoates.com