# High Road, Essendon, AL9 6HW

**Price: £595,000**
**Freehold**

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
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www.vanessamccallumestates.co.uk



****CHAIN FREE****

**Situated in the heart of this picturesque village of Essendon. We have for sale this 3 bedroom end of terrace cottage which benefits from a good size living room, dining room, kitchen, guest cloakroom, first floor bathroom and a study. There is a private driveway and garage. The 80ft rear garden is mature and charming. This property does need updating and could be a lovely home.**

- 3 BEDROOM END OF TERRACE COTTAGE
- CHAIN FREE
- PICTURESQUE VILLAGE
- GOOD SIZE LIVING ROOM
- FIRST FLOOR BATHROOM
- 80FT MATURE REAR GARDEN
- GARAGE
- PRIVATE DRIVEWAY

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**FEATURES**

**DESCRIPTION**

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**ACCOMMODATION**
DINING ROOM
LIVING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM
STUDY

MATURE 80FT REAR GARDEN
GARAGE
PRIVATE DRIVEWAY

**LOCATION**
The High Road is a continuation of Kentish Lane. The pretty village of Essendon has a primary school, and church which are only a few minutes walk away. 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.

**SERVICES**
Gas Central Heating and Mains Drainage.
Council Tax Band E

**LOCAL AUTHORITY**
Welwyn Hatfield Council

**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 £50 plus vat per person.

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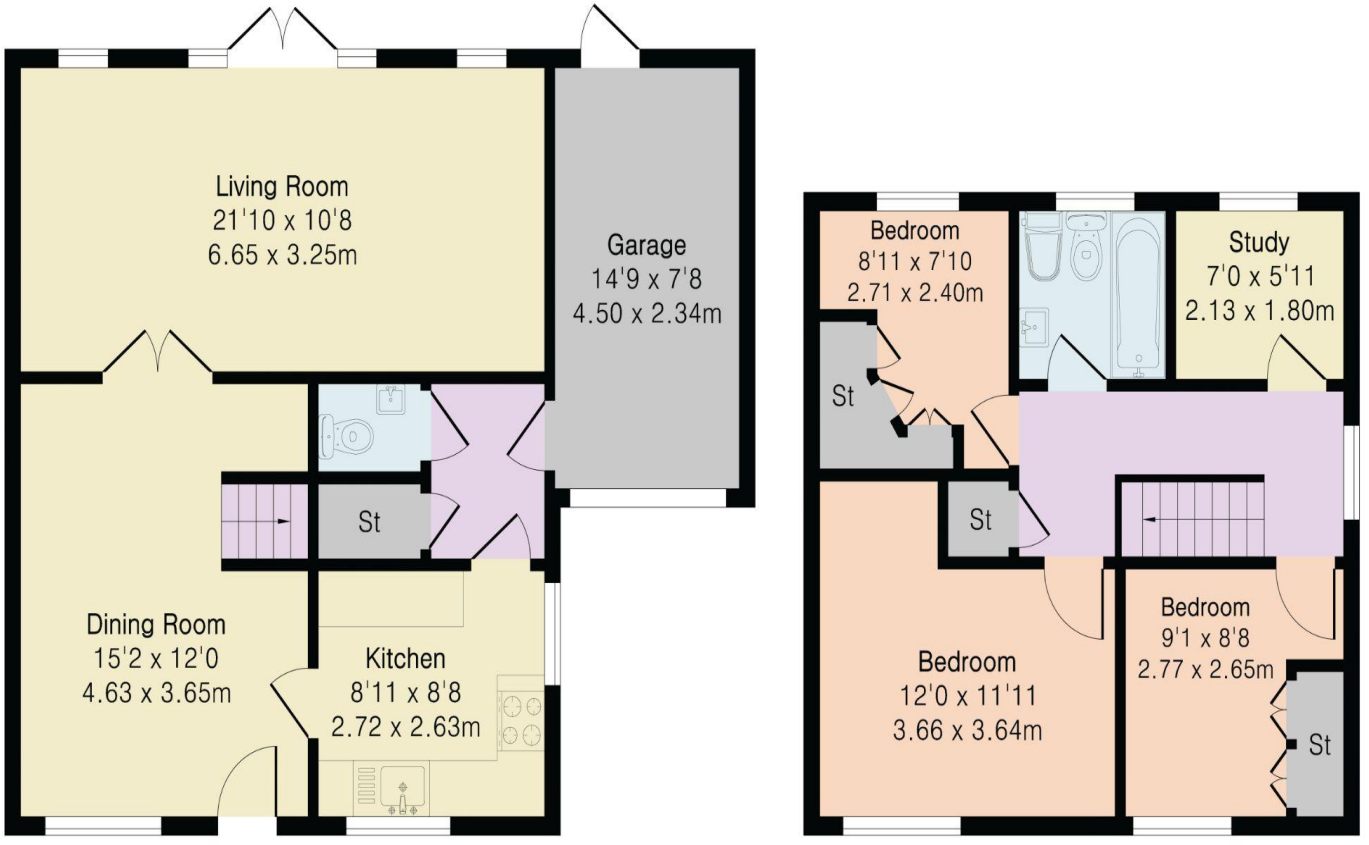
## Approximate Gross Internal Area 1157 sq ft - 107 sq m (Including Garage)

Ground Floor Area 693 sq ft – 64 sq m
First Floor Area 464 sq ft – 43 sq m




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.

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