



**Detached Five Bedroom Period House in need
of Modernisation**

1 Acre Plot

Mature Gardens

Off Street Parking

Chain Free

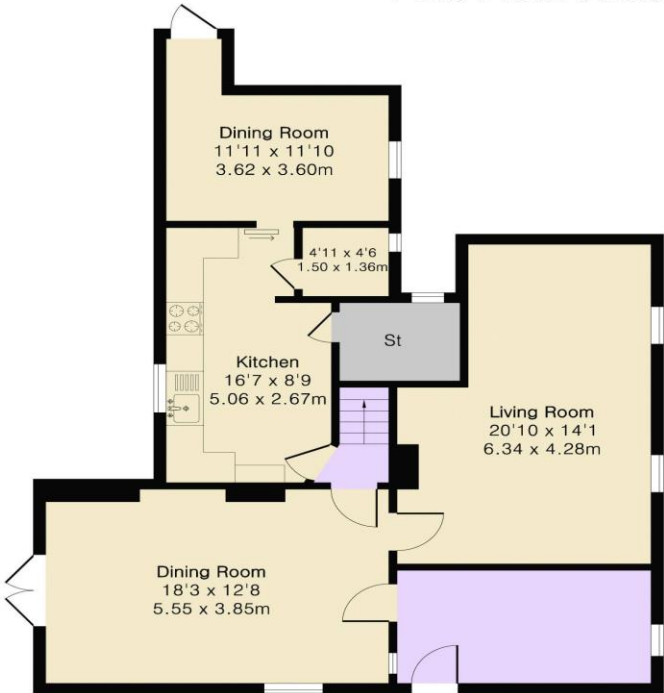


East Low Lodge Holwell
Essendon,, AL9 5RF

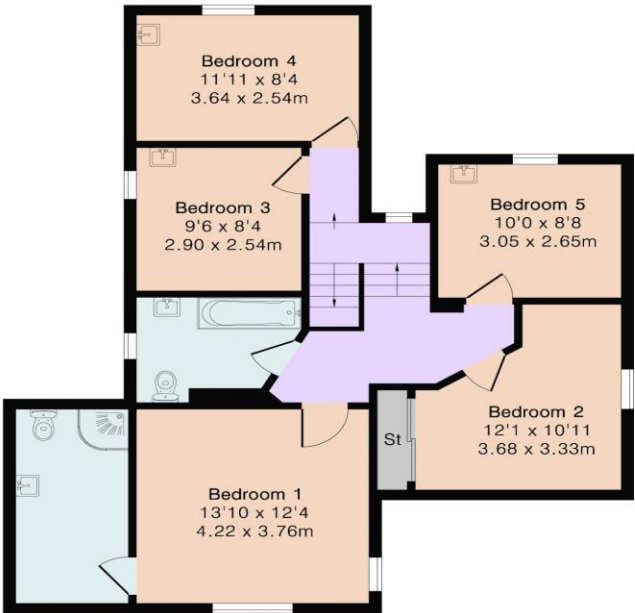
£850,000

Set within a wonderfully private and mature plot, this attractive detached period residence offers an exceptional blend of timeless character, opportunity for modernisation with generous proportions and idyllic countryside surroundings. Constructed in traditional red brick with classic pitched roofs and charming architectural detailing, the property enjoys an enviable setting approached by lawned gardens and bordered by established trees, creating a peaceful and secluded atmosphere throughout. The house presents beautifully from the outset, with elegant elevations softened by mature planting and a wealth of natural greenery. Internally, the property offers substantial and versatile accommodation ideally suited for anyone looking for a project to modernised a traditional home. Outside, the grounds are a particular feature, extending to extensive lawns perfect for entertaining, recreation or further landscaping potential. The property has off street parking. Combining semi- rural tranquillity with considerable charm and privacy, this is a rare opportunity to acquire a distinguished family home in a truly picturesque setting. Early viewing is highly recommended to fully appreciate the setting, scale and lifestyle on offer.

Approximate Gross Internal Area 1741 sq ft - 162 sq m
Ground Floor Area 925 sq ft – 86 sq m
First Floor Area 816 sq ft – 76 sq m



Ground Floor



First Floor



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.



Energy performance certificate (EPC)

East Low Lodge
Holwell
HATFIELD
AL9 5RF

Energy rating

D

Valid until: **27 April 2036**

Certificate number: **2836-7124-0600-0614-1296**

Property type	Detached house
Total floor area	159 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.