

32, High Road, Essendon

AL9 6HW

Offers Over £450,000

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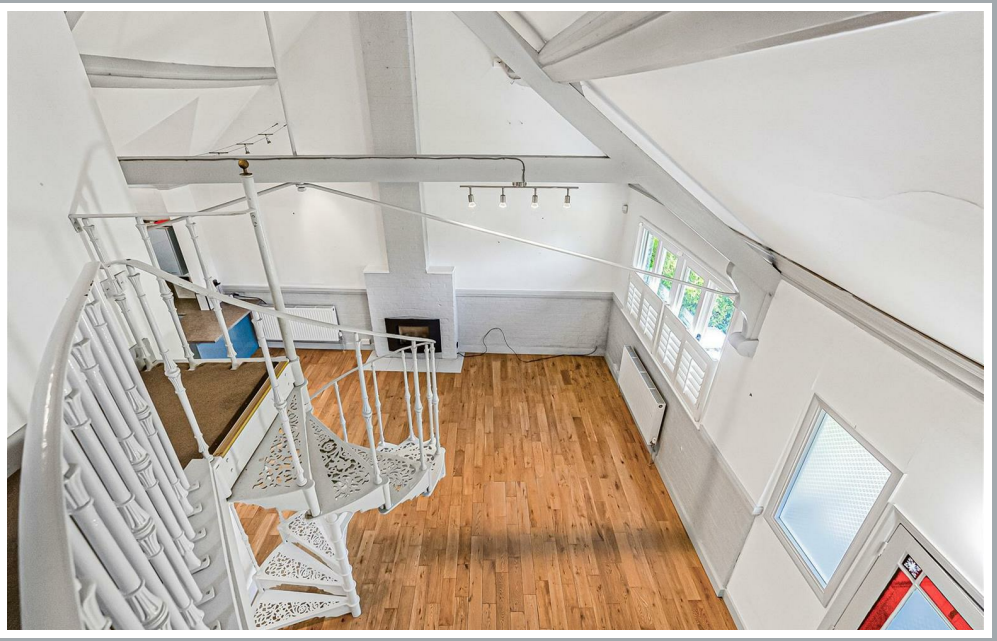
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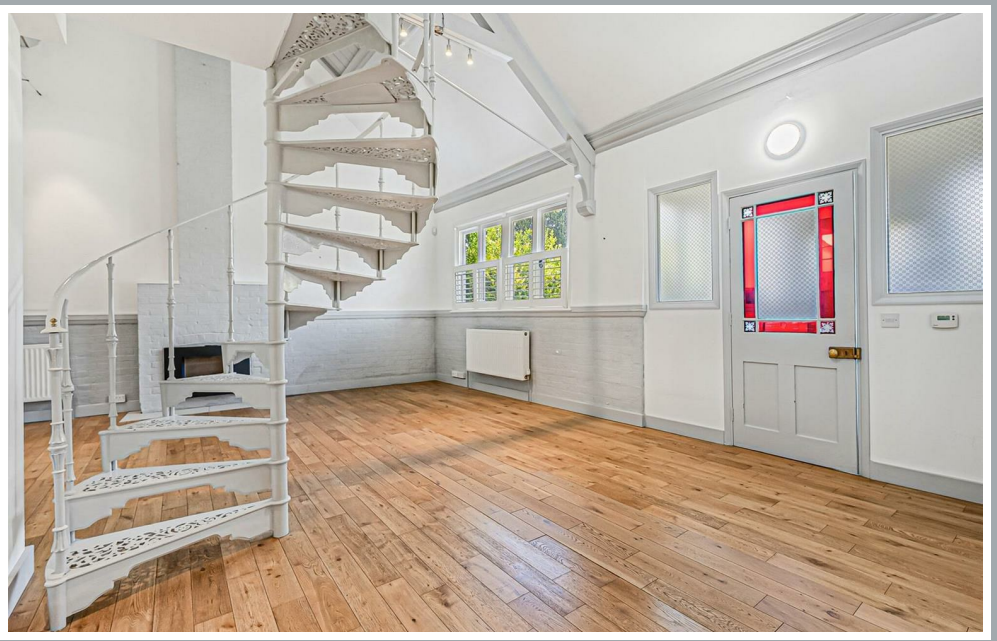
A truly charming three-bedroom detached character home converted from a former architect's office into a unique mainly single-storey residence located within this well-regarded village. The stylish accommodation consists of an entrance porch opening into an impressive vaulted main living space with separate kitchen area, along with two double bedrooms and a bathroom with a bath and separate shower on the ground floor. On the first floor is another double bedroom and en-suite cloakroom accessed from a galleried landing. Externally, there is driveway parking for two cars with a small courtyard to the rear. The property is offered chain-free and viewing is highly recommended.

The property is located in the centre of the idyllic village of Essendon, directly opposite the village cricket green and country walks, and a short stroll to the highly acclaimed village pub, the Rose & Crown. For families, the village primary school is less than 300m away and Essendon Country Club with its two golf courses is only a short distance away. For more extensive amenities, the nearby towns of Hertford (5.8 miles), Welwyn Garden City (5.3 miles), Brookmans Park (4 miles), Hatfield (4.5 miles) and Potters Bar (5 miles) are all within easy reach, as is the A1(M), making the property easily accessible to the wider world.



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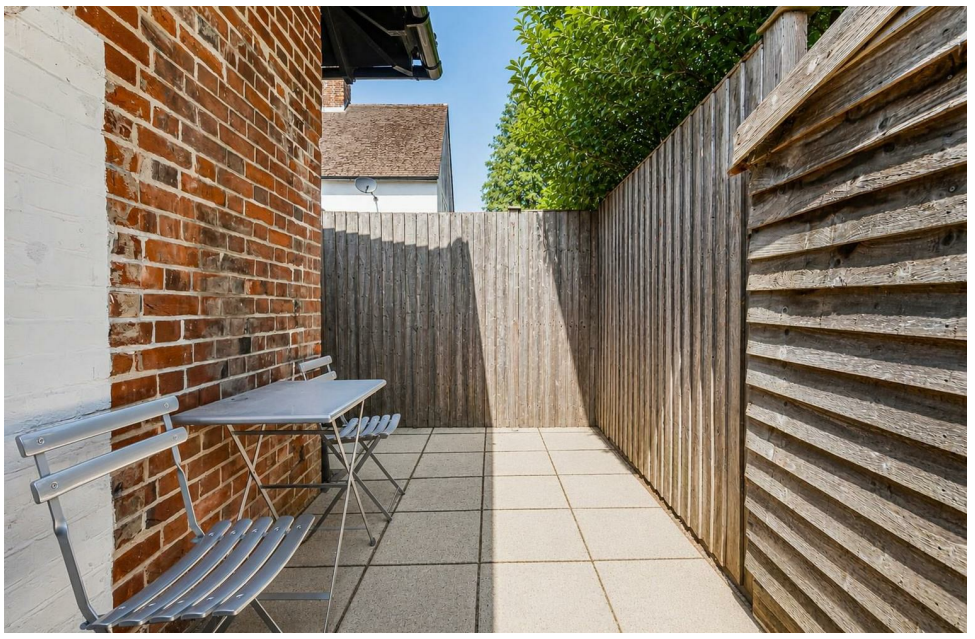


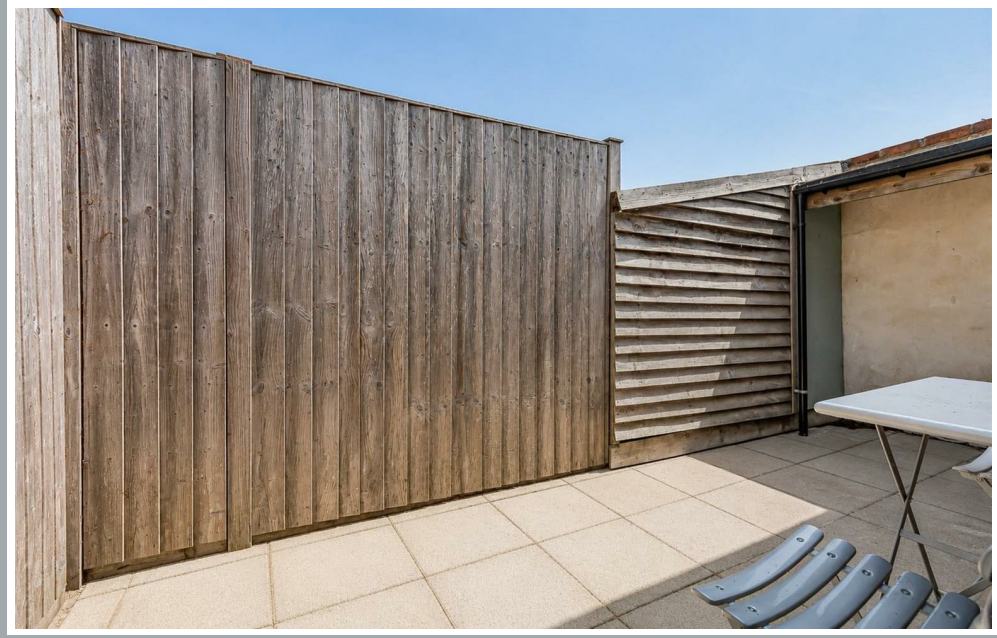




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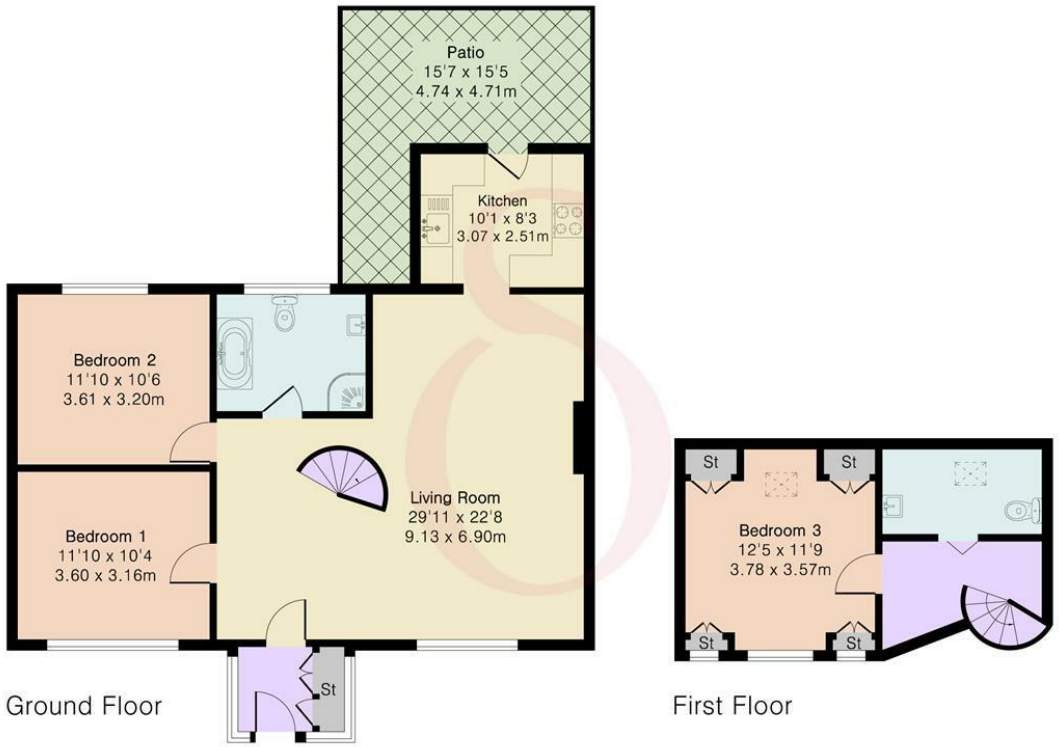


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Approximate Gross Internal Area 1122 sq ft - 105 sq m

Ground Floor Area 868 sq ft – 81 sq m

First Floor Area 254 sq ft – 24 sq m



PINK PLAN

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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