



Primrose Cottage, 4-5 The Terrace West End Lane, Essendon, AL9 6AU
£764,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Rarely Available Formerly Two Cottages this spacious 3/4 bedroom terraced Cottage features spectacular Panoramic Views to rear, en suite. downstairs cloakroom, large lounge dining room separate conservatory and parking to front. Situated in a pretty Hertfordshire Village this property is in need of modernisation and refurbishment but is offered Chain Free.



- SPACIOUS THREE / FOUR BEDROOM TERRACE COTTAGE
- SITUATED IN A PRETTY HERTFORDSHIRE VILLAGE
- 90' REAR GARDEN WITH SPECTACULAR PANORAMIC VIEWS
- LARGE LOUNGE / DINING ROOM
- CONSERVATORY
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM
- FAMILY SHOWER ROOM
- PARKING TO FRONT
- OFFERED CHAIN FREE IN NEED OF MODERNISING & REFURBISHMENT
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN AND HATFIELD COUNCIL



Panelled front door with double glazed panels leading into front entrance porch, tiled floor, double glazed window to front and side. Multi paned window.

ENTRANCE HALL

11'6" x 10'9" (max) (3.53m x 3.30m (max))

Laminate wood effect flooring. Double radiator. Under stairs storage cupboard. Double glazed georgian style window to front.

DOWNSTAIRS CLOAKROOM

Coloured suite comprising close couple w.c. and wash hand basin. Splashback tiling. Laminate wood effect flooring.

LOUNGE

23'9" x 13'1" (7.24 x 4)

Widening from 4 metres to 6.89 metres.

Feature fireplace with gas coal effect fire. Decorative cornice. Wall light points. Two double radiators. One single radiator. Double glazed window to rear with superb panoramic countryside views. Open archway to;

DINING AREA

11'8" x 9'10" (3.56 x 3.00)

Wall light points.

KITCHEN

11'7" 9'2" (3.55 2.81)

Range of wall and base units featuring cupboards and drawers. Double bowl/double drainer stainless steel sink. Space for washing machine or dishwasher. Space for fridge/freezer and electric cooker. Double radiator. Wall mounted BAXI gas central heating boiler. Georgian style double glazed window to front. Part double glazed casement door to front. Laminate wood effect flooring. Tiled walls. Telephone point. Wall mounted gas boiler.

CONSERVATORY

12'0" x 9'6" (3.67 x 2.90)

Superb panoramic countryside views from this elevated position. Double glazed windows to either side and to rear. Polycarbonate single pitch roof. Double radiator. Tiled floor. Part double glazed casement door to side leading to rear garden.



FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Access to loft. Built in cupboard housing hot water tank and wooden slatted shelf.

MASTER SUITE - BEDROOM ONE

13'2" x 11'3" (4.03 x 3.43)

Double radiator. Exposed timber flooring. Double glazed window to rear with panoramic countryside views. Door to;

DRESSING ROOM

13'1" x 12'0" (4.01 x 3.68)

Width taken to the back of the fitted wardrobes. Extensive range comprising ten single width wardrobes with hanging rails and shelving. Double radiator. Double glazed window to rear with panoramic countryside views.

EN-SUITE SHOWER ROOM

11'8" x 5'0" (3.58 x 1.53)

Suite comprising top flush w.c., bidet, pedestal wash basin. Shower base. Tile effect floor covering. Splashback tiling. Double radiator

BEDROOM TWO

14'8" x 11'8" (4.48 x 3.57)

Double radiator. Georgian style double glazed window to front. Laminate wood effect flooring. Pedestal wash basin.

BEDROOM THREE

10'11" x 8'6" (3.34 x 2.60)

Georgian style double glazed window to front. Pedestal wash basin. Laminate wood effect flooring. Double radiator.

SHOWER ROOM

8'9" x 8'7" (2.68 x 2.63)

Large shower base with glass sliding doors. Close coupled w.c. with pedestal wash basin. Double radiator. Extractor fan. Splashback tiling. Tile effect floor covering.

EXTERIOR REAR

90'1" x 25'4" (27.47 x 7.74)

Starting at the rear of the property with two tier decking. Mainly the garden is predominantly lawned with flower and shrub borders to either side backing directly onto open countryside with spectacular panoramic views. Timber summer house. External water point. External lighting point.







West End Lane, Essendon, Hatfield, AL9 6AU

Total Area: 164.7 m² ... 1773 ft² (excluding garden)

All measurements are approximate and for display purposes only



Tenure - Freehold. Council tax band F - Welwyn & Hatfield Council.

Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

EXTERIOR FRONT

82'2" x 25'0" (25.06 x 7.63)
Starting from the front of the house with full width gravel patio area. Extensively well stocked garden with lawned area interspersed with flower and shrub borders and beds.

Parking area to the front of the garden.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
How energy efficient - lower running costs				How environmentally friendly - lower CO ₂ emissions			
A++ (10-15%)				A++ (10-15%)			
A+ (15-20%)				A+ (15-20%)			
A (20-25%)				A (20-25%)			
B (25-30%)				B (25-30%)			
C (30-35%)				C (30-35%)			
D (35-40%)				D (35-40%)			
E (40-45%)				E (40-45%)			
F (45-50%)				F (45-50%)			
G (50-55%)				G (50-55%)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

