

Glebe Cottages, Hatfield, AL9

Price: OIEO £550,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Situated in this sought-after village is this **CHAIN FREE** 3 bedroom, 2 bathroom, extended family home which benefits from a stunning west facing 165ft rear garden (50 Metres). The current owner has updated the property but in some parts needs finishing off. There is off street parking for 2 vehicles and a great size open-plan kitchen/lounge. Ideally located for the local village school. **PLEASE NOTE:** The property also has a valid Planning Permission granted for a loft conversion.

- 3 BEDROOM EXTENDED FAMILY HOME
- GREAT SIZE OPEN PLAN KITCHEN/LOUNGE
- IDEALLY LOCATED FOR THE LOCAL VILLAGE SCHOOL
- OFF -STREET PARKING FOR TWO CARS
- 2 FAMILY BATHROOMS
- Approx 165ft STUNNING REAR GARDEN (50Metres)
- CHAIN FREE
- VALID PLANNING PERMISSION FOR LOFT CONVERSION

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FEATURES

DESCRIPTION

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ACCOMMODATION

Entrance Hallway
Lounge Kitchen/ Dining Room
Ground Floor Bathroom

First Floor
3 Bedrooms
Family Bathroom

Loft
Approx 165ft Rear West Facing Garden
Off Street Parking for 2 cars

LOCATION

Glebe Cottages is a turning off of School Lane, which is off of the High Road (B158). The pretty village of Essendon has a primary school, church and pub all of which are only a few minutes' walk away. Essendon has a fantastic Golf Course, Tennis and Cricket Grounds with country walks close by. 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 only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE 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. You need to provide us with the following documents:

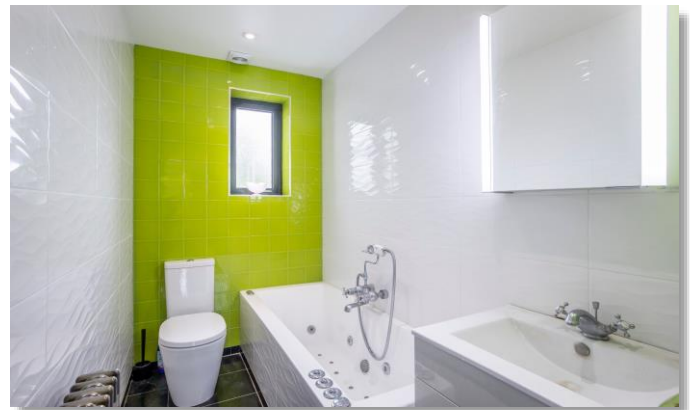
- * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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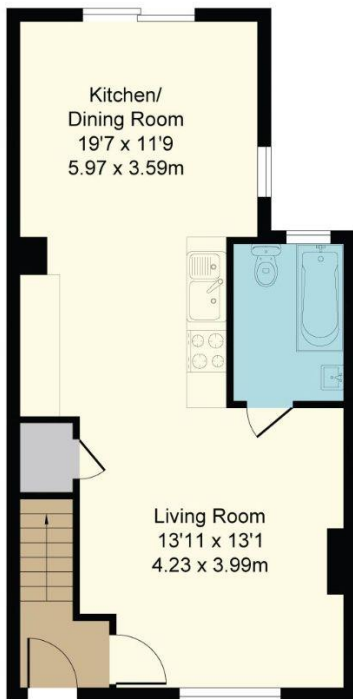
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Approximate Gross Internal Area
1277 sq ft - 119 sq m



Ground Floor



First Floor



Loft

