

High Road, Essendon, AL9 6HW



Price: £775,000
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



We are delighted to sell this fantastic 3 bedroom 2 bathroom semi-detached family home situated in the heart of Essendon Village. The property has open plan accommodation on the ground floor plus a separate reception room and utility room. With good size frontage there is plenty of off street parking and a full width patio. The rear garden tapers but is approx. 80ft in length. An internal viewing is essential.

- BEAUTIFUL 3 BEDROOM SEMI DETACHED PROPERTY
- VILLAGE LOCATION
- UTILITY ROOM AND GROUND FLOOR GUEST CLOAKROOM
- LARGE FRONTAGE WITH PARKING FOR SEVERAL VEHICLES
- OPENPLAN LIVING ON THE GROUND FLOOR
- 2 BATHROOMS
- SCHOOLS CLOSE BY
- APPROX 80FT REAR GARDEN/FULL WIDTH PATIO

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FEATURES

DESCRIPTION

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ACCOMMODATION

Large Entrance Hallway
Play Room/Study
Living Room
Open Plan Kitchen/Diner
Ground Floor Guest Cloakroom
Utility Room
3 Bedrooms
Family Bathroom
En-Suite
Approx. 80ft Rear Garden
Large Front Driveway

LOCATION

The High Road is a continuation off 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.

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. 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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Approximate Gross Internal Area
1674 sq ft – 156 sq m

