

Bedwell Hall, Bedwell Park,
Cucumber Lane, Essendon, AL9 6GJ

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Bedwell Park is situated in the charming village of Essendon with a village church and inn. This first floor apartment benefits from a master bedroom with terrace giving beautiful countryside views and a gallery overlooking the main reception room.

This is a Grade II listed building which is 1 mews house, and 10 apartments. This is a rural retreat set within the heart of The London and Hatfield Golf Club.

This magnificent apartment comprises of a spacious reception with gallery mezzanine space for a study or further sitting room. An elegant communal reception hall with a seating area, a character staircase and a lift to all floors.

The kitchen is spacious with a range of wall and base units, integrated dishwasher, fitted oven and hob completed with worktops and space for a dining table. The dining hall has access to the kitchen making an excellent space for entertaining.

The principle bedroom is airy with a good range of built in wardrobes, door to the balcony and an en-suite bathroom with a shower cubicle, double basin and WC.

Bedroom two has a choice of fitted wardrobes and en suite shower. There is a guest cloakroom, utility room, built in storage and coats cupboard.

The drive from the road leads to the gated entrance and in 140 acres of grounds. There is allocated parking available and a garage en-bloc.

There is a direct train service to London Kings Cross from Hatfield taking approximately 30 minutes. Junction 4 of the A1 is 2 miles away connecting to the M25.

There is a varied range of schools in the district including Stormont School, Lochinver School, Queenswood, Manor Lodge School, Sherradswood, Haberdasher's, Aske's, St Columba's College, St Albans, High School for girls, St Albans School, Haileybury, Imperial Service College and Aldenhamian.



















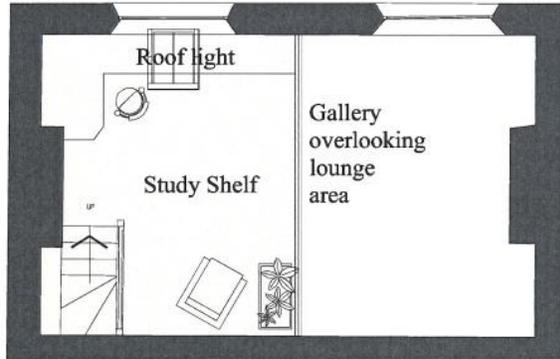






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FIRST FLOOR (Not to Scale)

Lounge	7450 x 4635	24'5 x 15'2
Study Shelf	3800 x 4580	12'6 x 15'0
Dining Hall	3660 x 4300 (min)	12'0 x 14'1
Kitchen/Breakfast	5985 x 3220	19'8 x 10'7
Utility	1120 x 1220	3'8 x 4'0
Powder	1215 (min) x 2850	4'0 x 9'4

Master Bedroom	5200 x 4405	17'1 x 12'2
En-Suite	2715 x 3865	8'11 x 12'8
Bedroom Two	3760 x 3270	12'4 x 10'9
En-Suite	3570 x 1420	11'9 x 4'8
Cloaks	1235 x 1030	4'1 x 3'5
Linen	1120 x 1295	3'8 x 4'3

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Council Tax - G
Local Authority – Welwyn
& Hatfield

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