



The Courtyard
Cucumber Lane, Essendon

20 The Courtyard, Cucumber Lane, Bedwell Hall, Essendon AL9 6GH

A beautifully appointed four-bedroom residence which is arranged over three floors and is set in the prestigious gated development within the grounds of Essendon Golf Club.

The private development is set behind electric gates and the property comprises a welcoming entrance hall, cloakroom, living room with an abundance of natural light, study and fitted kitchen which leads to the utility room.

To the first floor there is an impressive principal bedroom with en-suite bathroom with shower cubicle, two further double bedrooms, family bathroom and access to a spacious balcony. The second floor provides a double bedroom with storage and an en-suite shower room.

Externally, there are beautifully manicured landscaped gardens with a large patio area and the property has two allocated parking spaces and a garage.

Location: The pretty village of Essendon has a primary school, church and pub all of 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.





























The Approach
Bedwell Park, Essendon



Bedwell Park
Part of The Courtyard



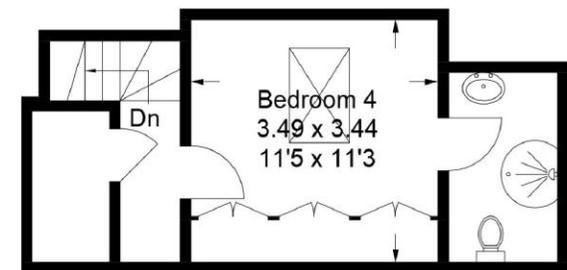
Bedwell Park
In the grounds of Essendon Golf Club

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

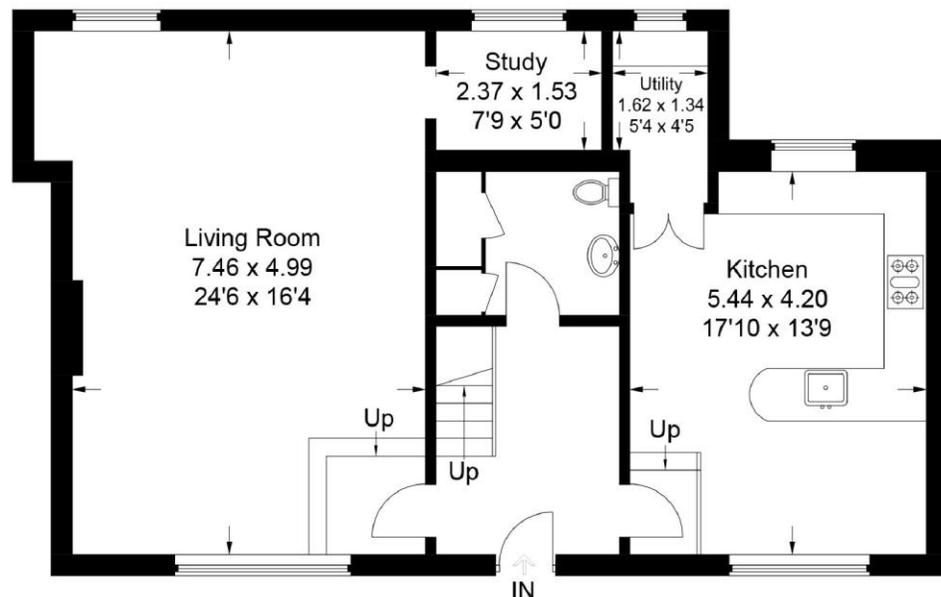
Approximate Gross Internal Area
 Ground Floor = 85.1 sq m / 916 sq ft
 First Floor = 71.8 sq m / 773 sq ft
 Second Floor = 23.5 sq m / 253 sq ft
 Total = 180.4 sq m / 1942 sq ft



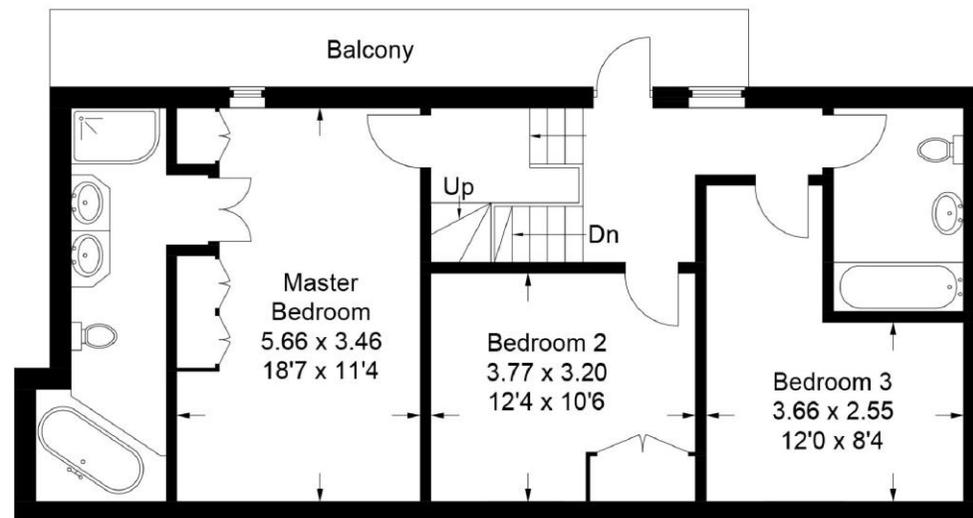
Local Authority:
 Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD



Second Floor



Ground Floor



First Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.





Bedwell Park Garaging at The Courtyard

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