



Orme Court
Essendon AL9 6BP

3 Orme Court, Essendon AL9 6BP

- ❖ Located in this wonderful courtyard gated development it this fabulous home offering circa 1150 sq. ft of modern, versatile living accommodation. The ground floor comprises welcoming hallway, living room, modern kitchen/family room and guest cloakroom. On the first floor there are two bedrooms and a family bathroom. The secluded low maintenance wrap around rear garden has a paved seating area to the immediate rear ideal for al fresco dining with the remainder laid mainly to lawn. The property benefits from two allocated parking spaces.
- ❖ Essendon is a delightful village in one of the areas most desirable locations in Hertfordshire.
- ❖ The much-respected Essendon Country Club is close by with both the New and Old courses being ranked in the top 20 in Hertfordshire has a Brasserie open to non-members. The very popular village pub, The Rose and Crown is also close by.
- ❖ For commuting there is a direct train service to London's Kings Cross and Moorgate from Brookmans Park and Potters Bar Stations.
- ❖ The A1(M) (3 miles) and junction 24 on the M25 (6 miles), provide access to London.























Local Authority:

Welwyn & Hatfield Borough Council

Council Tax Band: H

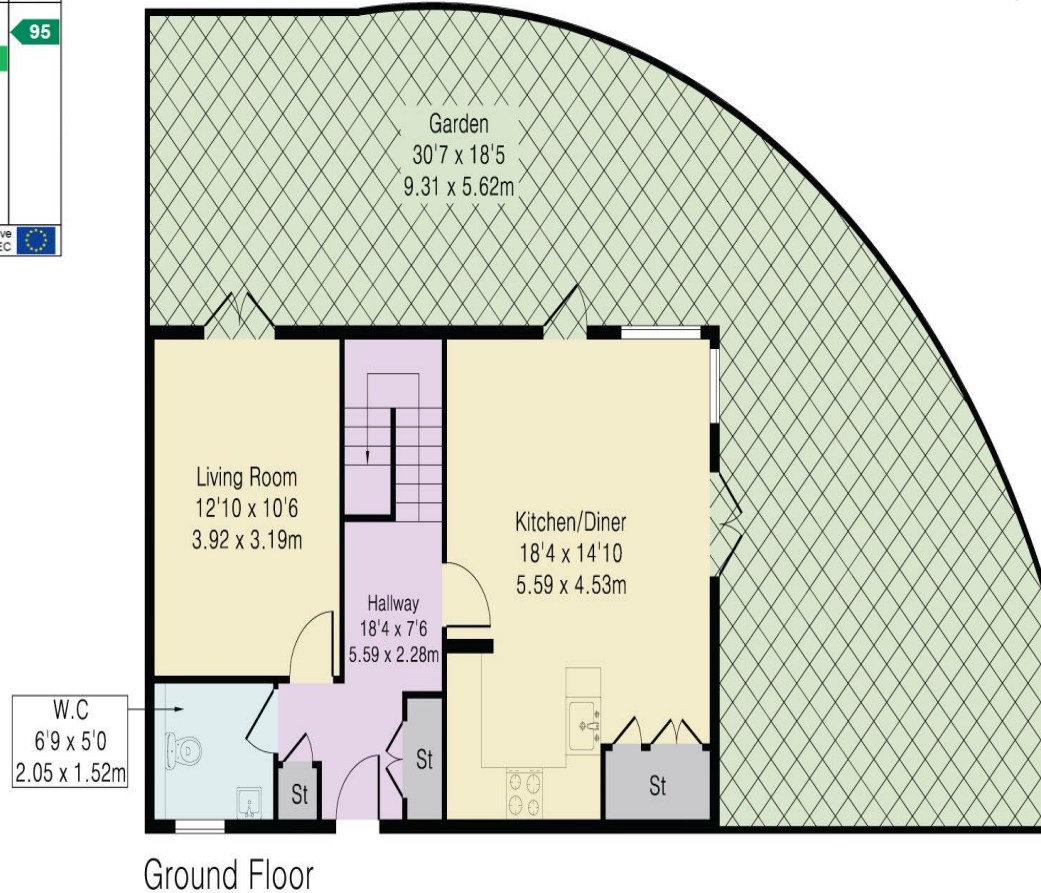
FREEHOLD

Approximate Gross Internal Area 1150 sq ft - 106 sq m

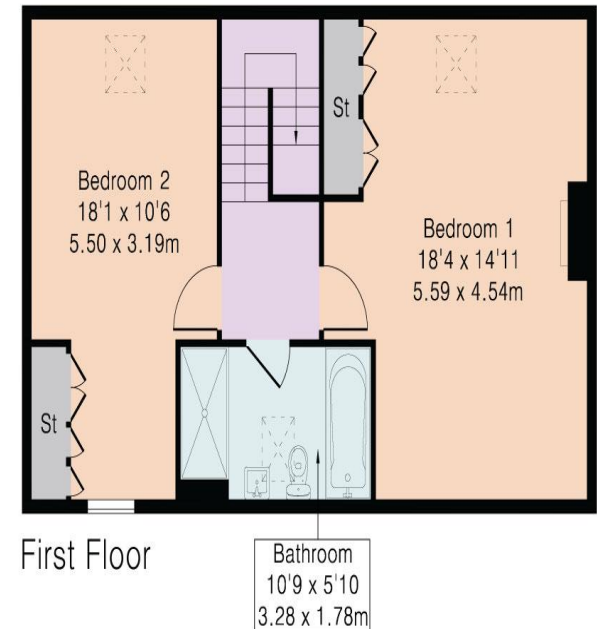
Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 575 sq ft – 53 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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.

