



**STATONS
BROOKMANS
PARK**

53 Bradmore Green
Brookmans Park
Herts AL9 7QS

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**Orme Court
Essendon**

Orme Court, Essendon AL9 6BP

This wonderful end of terrace mews house is set behind electric security gates in this truly stunning courtyard development. Offering circa 1403 sq ft of modern and bright living accommodation and boasting a tranquil secluded rear garden.

On the ground floor there is a generous reception hallway, modern open plan kitchen/family room with large skylight and bi-fold doors onto the fabulous garden, utility, shower room and ground floor bedroom. On the first floor there are two further double bedrooms and a family bathroom. The rear garden is beautifully secluded and has a paved seating area ideal for al-fresco dining and entertaining with the remainder laid mainly to lawn, side access gate. 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.

The vendor has advised that there is a monthly service charge of circa £60 and this is paid by each resident towards the upkeep and general maintenance of communal areas at the development.











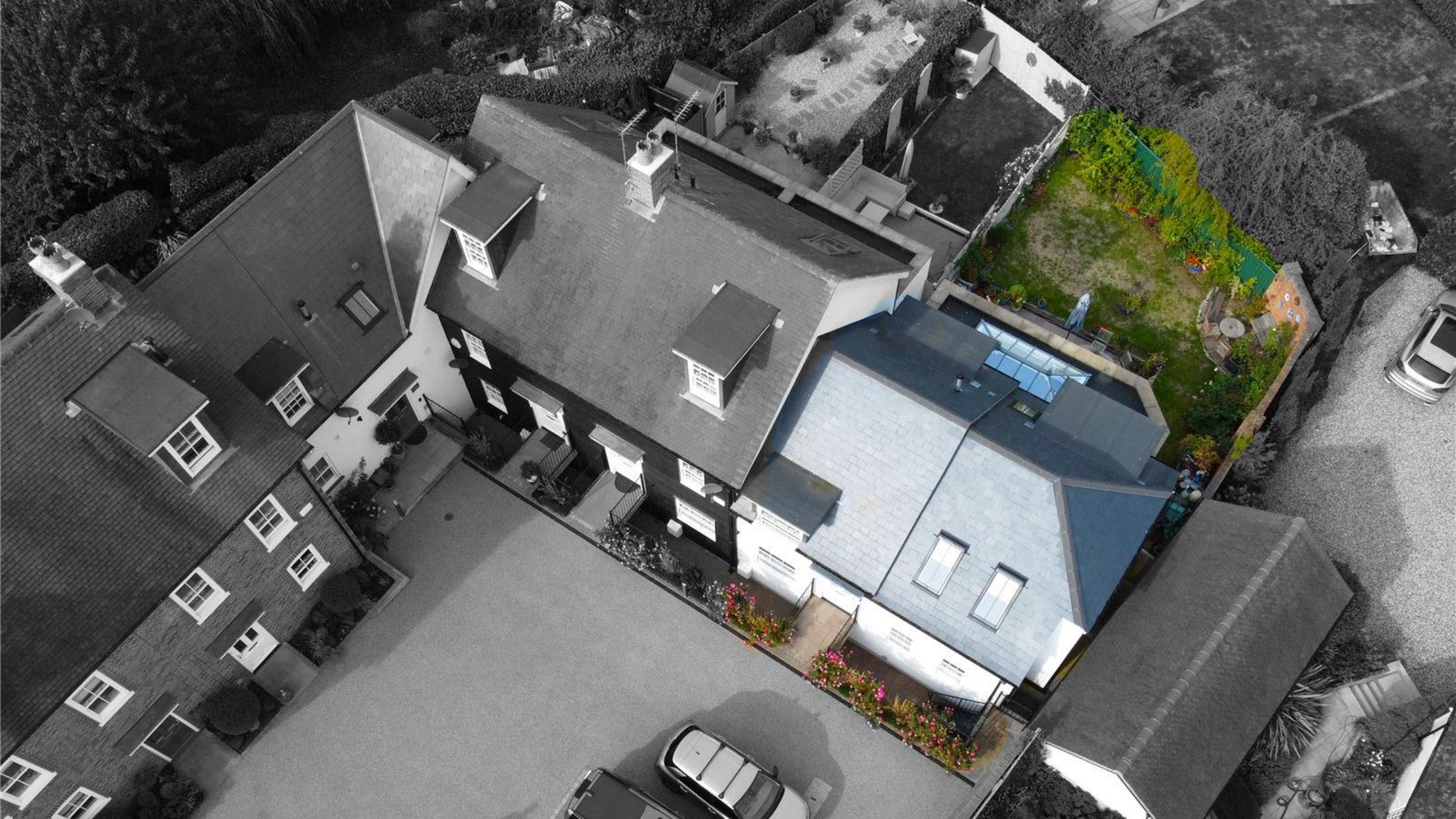











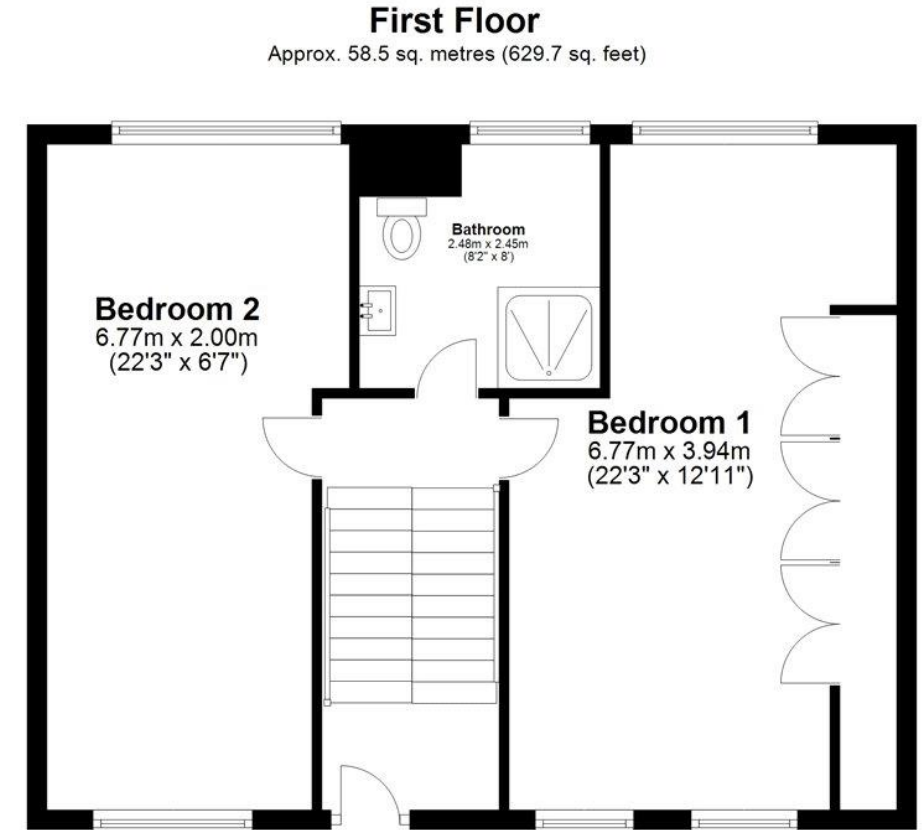
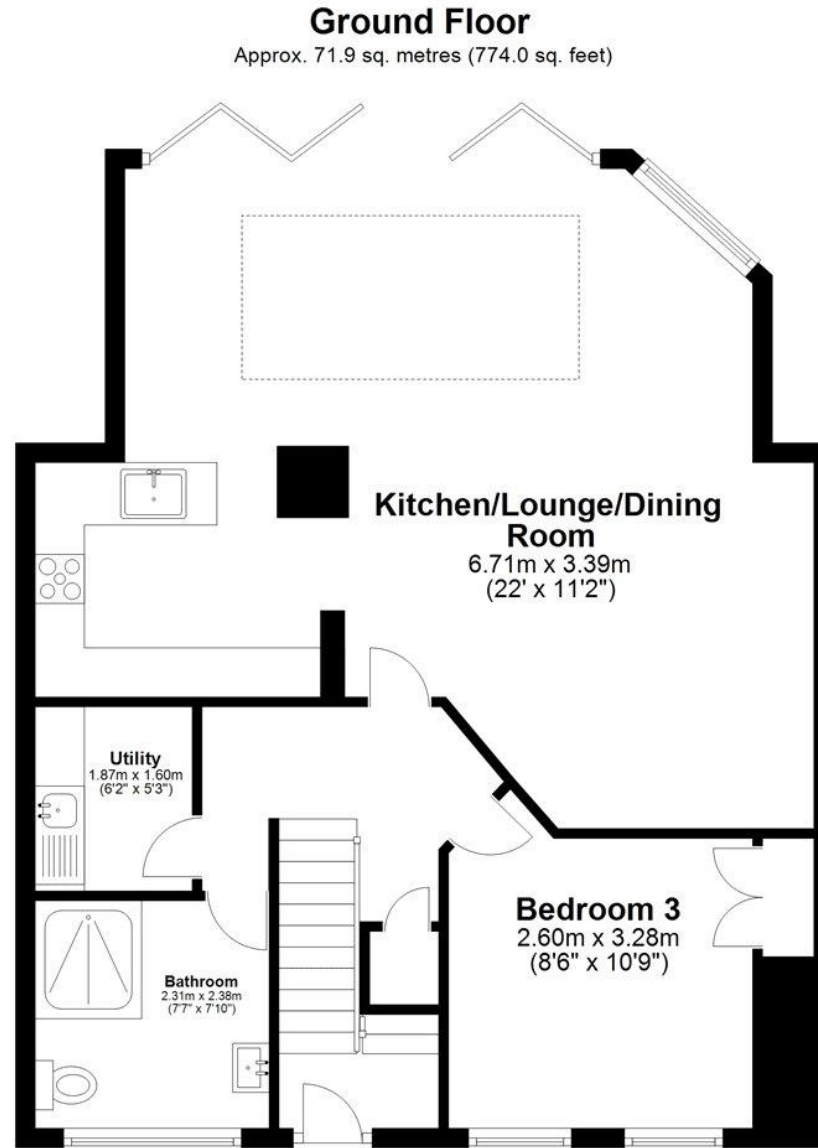




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
Welwyn & Hatfield
Council Tax Band: F
FREEHOLD

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.



Total area: approx. 130.4 sq. metres (1403.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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