



The Shaws

West End Lane, Essendon AL9

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*** CHAIN FREE ***

A much-loved period family home, The Shaws has remained in the same family for generations and now offers a rare opportunity to acquire a house of genuine character, history and warmth. The property has 3 bedrooms and is arranged over three floors, combining generous proportions with a timeless, traditional layout.

Set back from the road with off-street parking to the front, the house enjoys a particularly attractive outlook across to the church, lending a sense of space, privacy and enduring charm.

Ground Floor

The front door opens into a welcoming entrance hall, from which the principal rooms are accessed. The sitting room, positioned at the front of the house, benefits from a south-facing outlook towards the church and provides a comfortable, well-proportioned reception space. To the rear, a further reception room offers an ideal setting for family meals and entertaining. The kitchen/breakfast room, extending to over 25 feet, forms the heart of the home, offering ample space for everyday living and informal dining, with direct access to the rear garden.

Basement

The lower ground floor provides valuable multi- purpose rooms, currently utility and bathroom, games room and vaults used as storage area.

First Floor

The first floor features three well-proportioned bedrooms, all arranged around a central landing. A family bathroom serves this level, completing the accommodation.

Gardens and Outside

To the rear, the property enjoys a pleasant, private and well-established garden, offering a peaceful retreat with timber gazebo, mature planting and a high degree of seclusion — ideal for both relaxation and family enjoyment. To the front, off-street parking provides practical convenience, while the open aspect across to the church enhances the home's setting.

Essendon is a delightful village, served by many footpaths, 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, Potters Bar and Hatfield Train Station - which has ample parking. The A1(M) (3 miles) and junction 24 on the M25 (6 miles), provide access to London.

























Approximate Gross Internal Area 1737 sq ft - 162 sq m

Basement Area 436 sq ft – 41 sq m

Ground Floor Area 750 sq ft – 70 sq m

First Floor Area 551 sq ft – 51 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

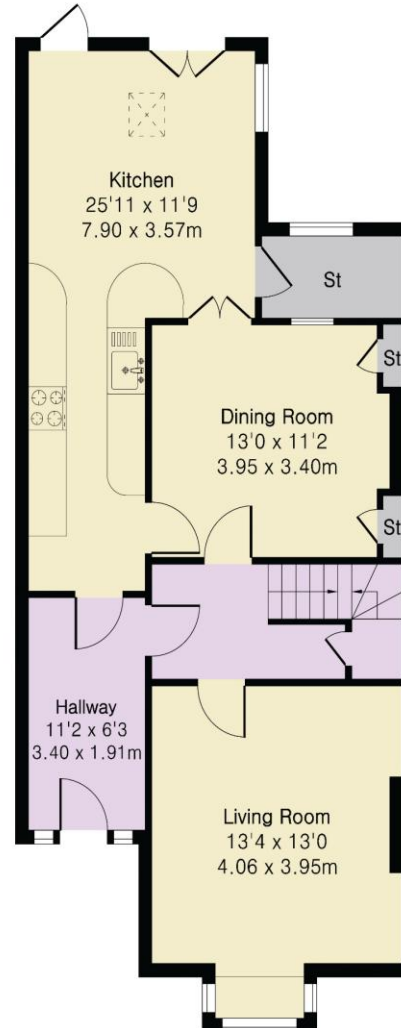
Local Authority:
Welwyn & Hatfield
Council Tax Band: F
FREEHOLD



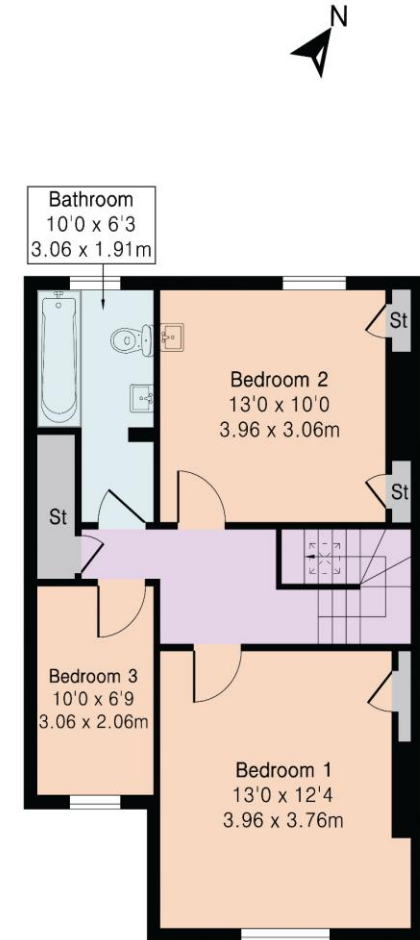
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Basement



Ground Floor



First Floor



**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com