



# The Courtyard

Essendon AL9

# 10, The Courtyard

## Bedwell Park, Cucumber Lane, Essendon AL9 6GH

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This beautifully presented 3 bedroom residence offers approximately 1,594 sq ft (148 sq m) of well-balanced accommodation arranged over two floors, combining spacious reception areas with comfortable family living and a superb private garden.

The ground floor is centred around an impressive dual-aspect lounge measuring over 24 ft in length, providing an excellent entertaining and relaxation space with an abundance of natural light. Adjacent to the lounge is a contemporary open-plan kitchen/dining/sitting area, thoughtfully designed to create a sociable hub of the home with direct access to the garden. A welcoming entrance hallway, guest W.C., and useful storage complete the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities. A stylish family bathroom serves the remaining bedrooms, while additional built-in storage enhances practicality throughout the first floor.

Externally, the home benefits from an attractive and substantial rear garden extending to approximately 59 ft, offering ample space for outdoor dining, entertaining, and family enjoyment.

Combining spacious interiors, versatile living accommodation, and excellent outdoor space, this is an ideal home for families and those seeking modern comfort in a highly desirable setting.

### **Key Features:**

Approximate gross internal area of 1,594 sq ft (148 sq m)

Spacious 24 ft dual-aspect lounge

Open-plan kitchen/dining/sitting room

Three bedrooms

Principal bedroom with en-suite

Family bathroom plus ground floor W.C.

Excellent storage throughout

Generous rear garden measuring approximately 59 ft

Ideal family home with versatile accommodation





































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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

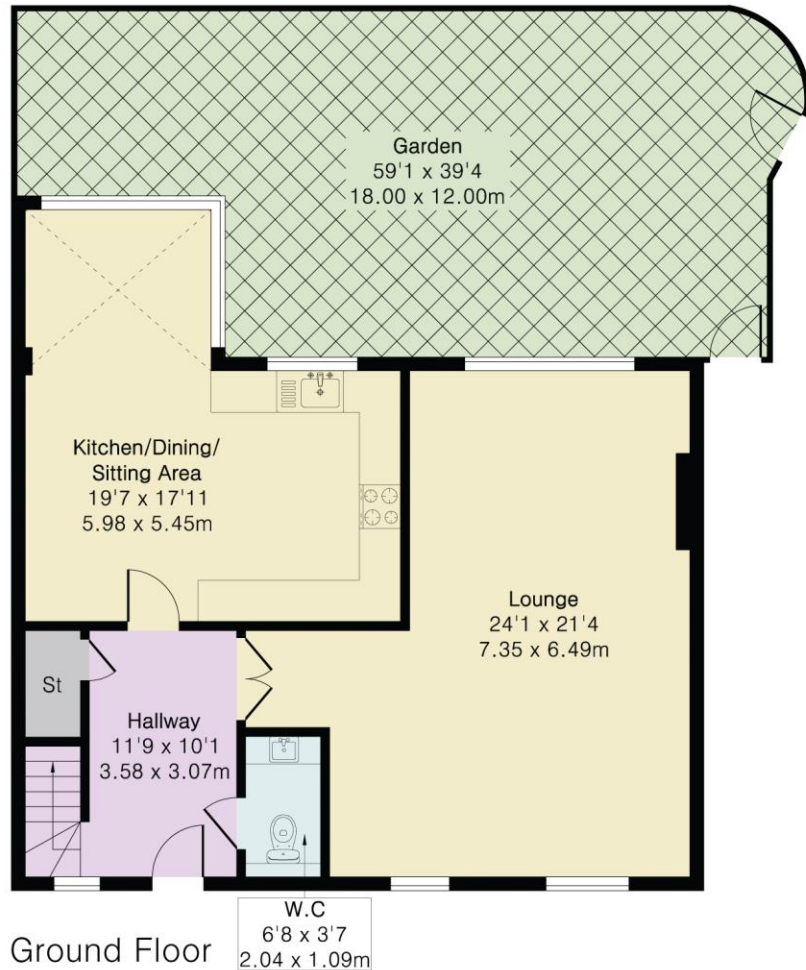
## Approximate Gross Internal Area 1594 sq ft - 148 sq m

Ground Floor Area 831 sq ft – 77 sq m

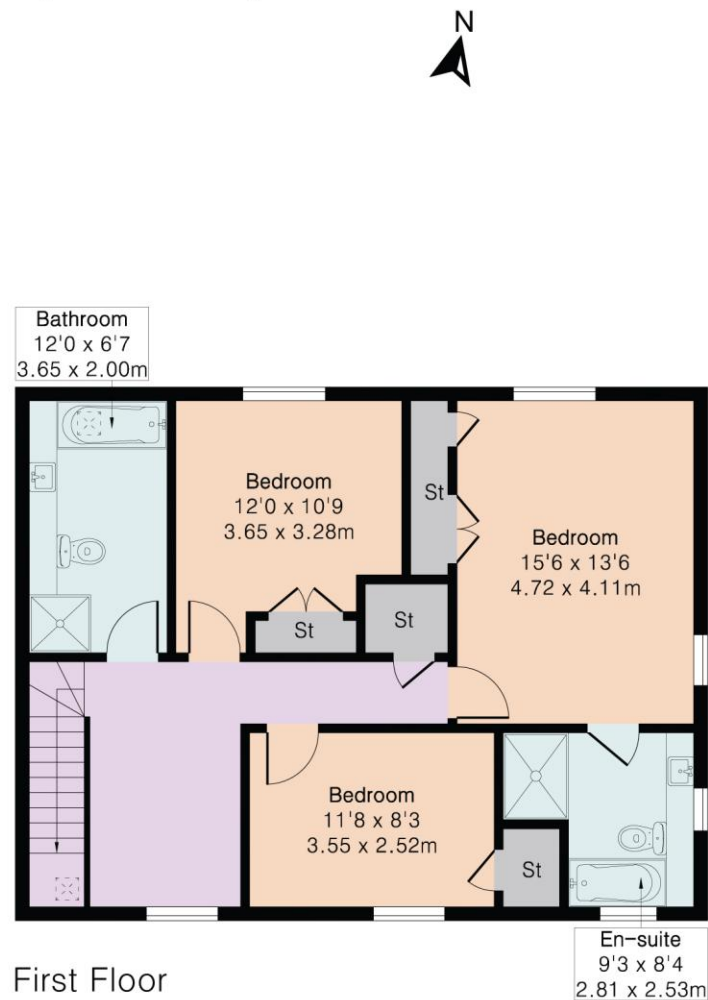
First Floor Area 763 sq ft – 71 sq m



**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.



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





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