



The Courtyard
Essendon AL9

19 The Courtyard

Bedwell Park , Cucumber Lane, Essendon AL9 6GH

*** CHAIN FREE ***

An Exceptional Country Residence in a Prestigious Gated Setting

We are delighted to present this outstanding and deceptively spacious Grade II listed three-bedroom, two-bathroom semi-detached residence, set within an exclusive gated development just moments from a renowned golf course.

Beautifully designed, the home offers generous and versatile living accommodation throughout. A standout feature is the impressive dual-aspect lounge, flooded with natural light and opening via elegant French doors onto a private, meticulously maintained 50ft west-facing garden—perfect for relaxing or entertaining.

The property further benefits from a garage, an allocated parking space, and exclusive access to on-site tennis courts and golf buggies, enhancing the lifestyle appeal of this unique home.

An internal viewing is highly recommended to fully appreciate the space, charm, and setting on offer.

Location: Nestled within approximately 450 acres of the prestigious Essendon Country Club estate, residents enjoy access to exceptional leisure facilities, including two championship golf courses, a driving range, a restaurant, and a welcoming clubhouse.

The nearby village of Essendon offers a charming community atmosphere, with a primary school, church, traditional pubs, and additional golf facilities all just minutes away.

For commuters and families alike, the surrounding towns of Hertford, Welwyn Garden City, Hatfield, Brookmans Park, and Potters Bar provide excellent shopping, schooling, and mainline rail services into London. The A1(M), M25, and A414 are also conveniently close, offering excellent transport links.

Services & Information: Gas supply (IPG) Sewerage treatment plant.

Gated development maintenance: approximately £750 every six months (not verified)



































Local Authority:
 Welwyn & Hatfield
Council Tax Band: G
Gated Development
Maintenance £750
 every 6 months (not
 verified)
Service Charge:
 £1500 p.a.
Tenure: FREEHOLD

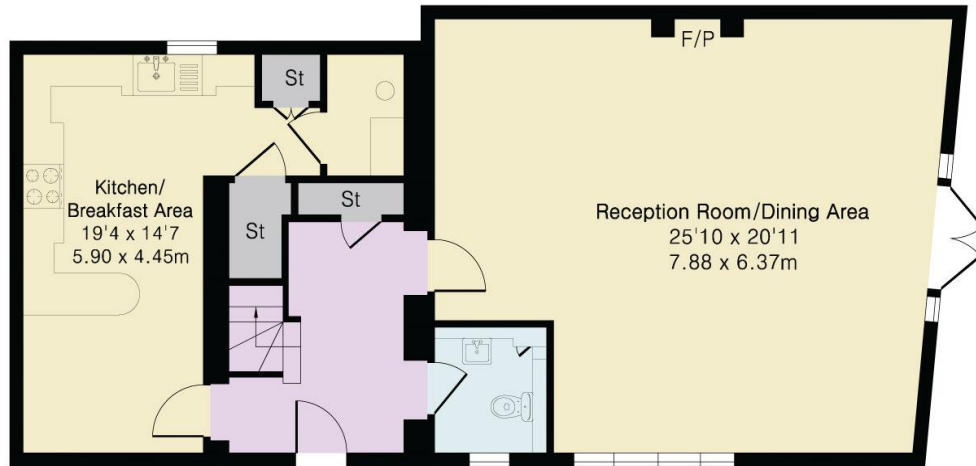
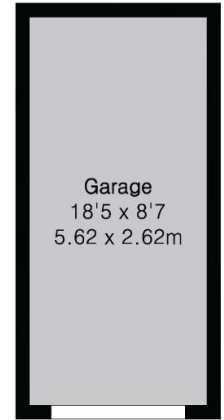
Approximate Gross Internal Area 1638 sq ft - 152 sq m (Excluding Garage)

Ground Floor Area 875 sq ft – 81 sq m

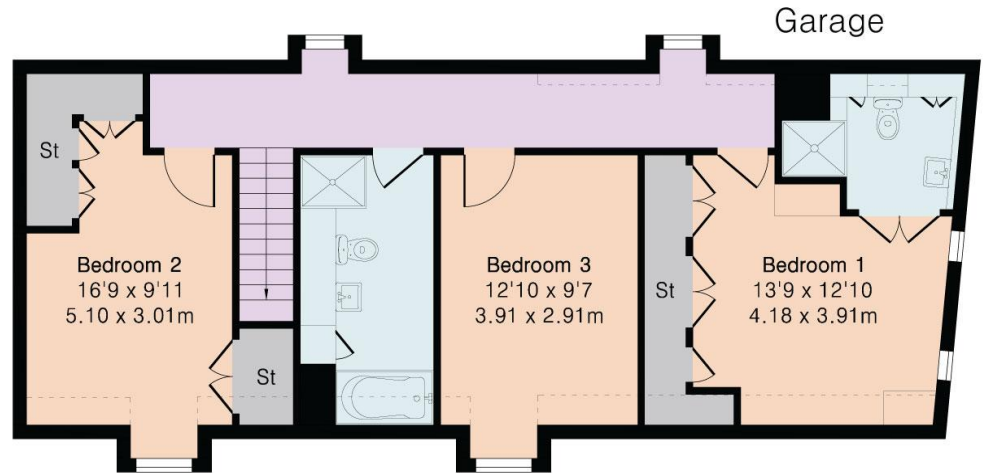
First Floor Area 763 sq ft – 71 sq m

Garage Area 158 sq ft – 15 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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.



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