



The Courtyard  
Bedwell Park, Essendon

# 5 The Courtyard, Bedwell Park Cucumber Lane, Essendon AL9 6GH

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**Exceptional Home. Rare Opportunity.**

Set within an exclusive gated development, this outstanding three-bedroom apartment offers an exceptional blend of space, elegance, and lifestyle living. Beautifully presented throughout, it provides refined accommodation ideally suited to those seeking a home that truly stands apart.

From the moment you enter, the property impresses with light-filled interiors, generous proportions, and quality finishes. The thoughtfully designed layout balances stylish entertaining spaces with comfortable everyday living, creating a home that is both sophisticated and practical.

The spacious reception areas flow seamlessly, while the well-appointed kitchen and dining area form the natural heart of the home, perfect for relaxed family living or hosting guests with ease.

The bedrooms offer peaceful and well-proportioned accommodation, complemented by modern bathrooms and excellent built-in storage throughout.

Externally, the property continues to impress. Two allocated parking spaces are conveniently positioned directly outside the entrance, alongside a generously sized garage ideal for storage or accommodating a medium-sized vehicle. The wider development is surrounded by beautifully maintained communal gardens, offering a tranquil setting for walks or quiet relaxation.

Situated within an exclusive country club environment, residents enjoy access to a superb range of on-site leisure facilities. These include a restaurant and bar, two championship 18-hole golf courses with practice facilities, as well as tennis and padel courts, delivering a truly enviable lifestyle on your doorstep.

The property also benefits from excellent nearby amenities, transport connections, and local attractions, combining countryside tranquility with everyday convenience.

Homes of this calibre rarely come to market, and early viewing is highly recommended.



























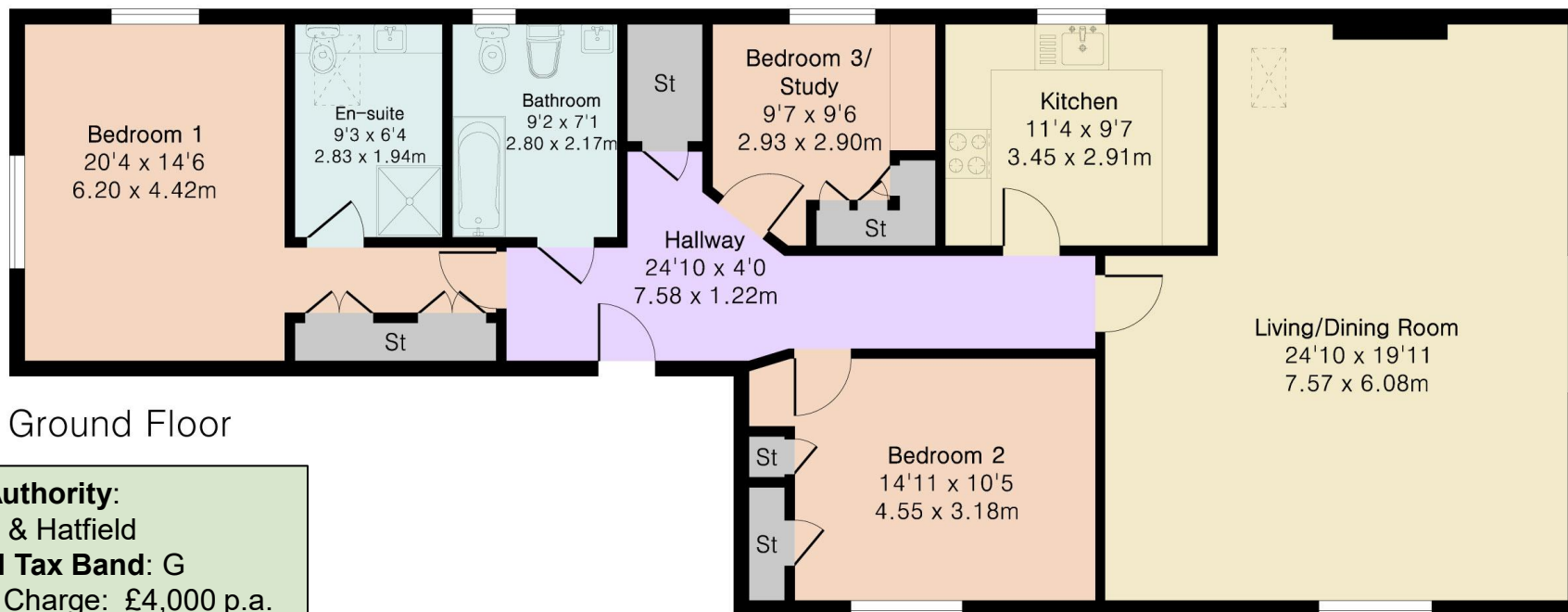






Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Approximate Gross Internal Area 1329 sq ft - 124 sq m



**Local Authority:**  
 Welwyn & Hatfield  
**Council Tax Band:** G  
 Service Charge: £4,000 p.a.  
 Ground Rent: £300 p.a.  
 Tenure: LEASEHOLD 105+ years remaining



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