



Grade II listed apartment with delightful views across Essendon Golf Club.

7 Bedwell Hall, Bedwell Park, Essendon, Hertfordshire, AL9 6GJ

Share of Freehold



Part of a Grade II listed property • Private gated development • Kitchen /breakfast room • Two generous size bedrooms both with en-suite bathrooms • Scenic views from terrace • Two reception rooms • Study / mezzanine • Guest cloakroom • Communal gardens • Residents parking and garage

Local Information

Approx. Mileages: Motorway connections are extremely good with the A1(M) connecting to the M25 at junction 24 approximately 6 miles away. There are fast and frequent rail services from, Bayford - 2.4 miles or Hatfield - 2.8 miles, Potters Bar - 10 miles with service to Finsbury Park and London Kings Cross and Morrgate from 19 minutes.

Bedwell Park is located in the historic and picturesque village of Essendon, whilst being close to open greenbelt countryside, it is also convenient for access to central London either by car or rail. Nearby Little Berkhamsted has a village store, which sells local produce. It's also a short distance from a number of well-served towns including Potters Bar, Welwyn Garden City, Hertford and St Albans.

Within the local area are a number of infant, junior and secondary schools including Heathmount, Hayleybury College and St Joseph's in the Park.

About this property

Bedwell Hall, formally a country house that has been restored and converted into ten stunning apartments by the renowned conversion specialists P J Livesey.

This luxury Grade II listed first floor apartment has been finished and maintained to an exceptional high standard and benefits from Kitchen/breakfast room, dining room, drawing room, two bedrooms with en suite bathrooms. Bedroom one enjoys a terrace with stunning views over the grounds of Essendon Golf & Country Club. On the first floor is the study/mezzanine area

Outside, the Residents have access to the impressive grounds of approximately 150 acres and private gardens to explore.

Gated allocated car parking plus garage en bloc and communal grounds.

Tenure

Share of Freehold

Local Authority

Welwyn Hatfield Borough Council

Energy Performance

EPC Rating = D

Viewing

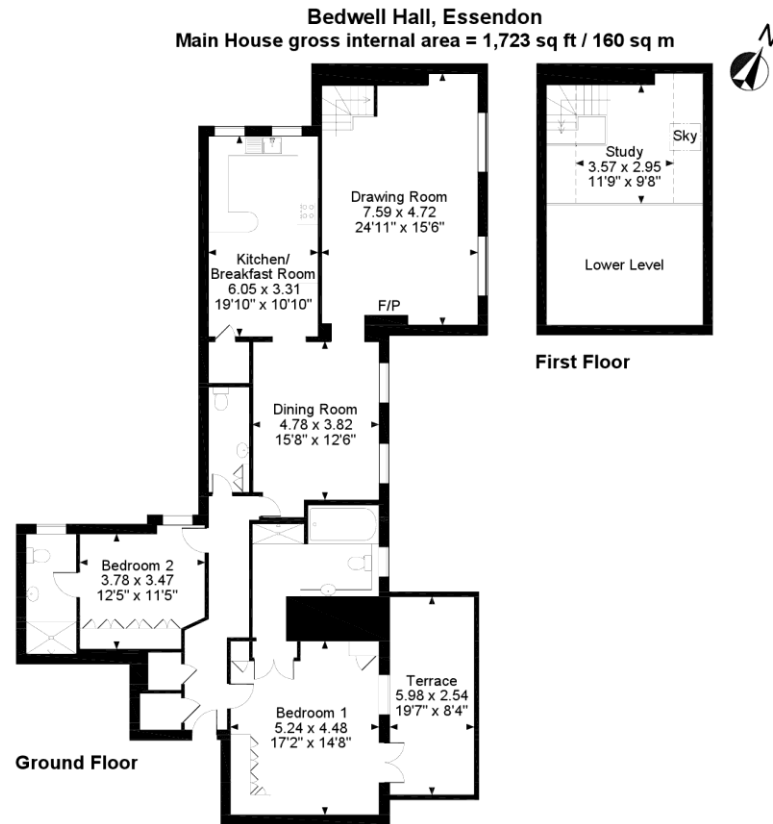
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.

Agent Comments

Photos taken in 2015







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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