
 3 bedrooms

 1 bathroom

 2 receptions

Council Tax Band:  
E £2,903.52 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council





Rare chance to acquire a cottage in need of refurbishment. Sold via informal tender from 23rd June 2025 to 21st July 2025.

### Description

Sat back from the main road on a wonderful plot is this three bedroom semi-detached cottage. The property is in need of modernisation throughout and is being sold with no onward chain. The ground floor features a bathroom with a white three-piece suite, kitchen, living room and additional dining room or fourth bedroom. Upstairs there are three well balanced bedrooms with wonderful views over rolling countryside. Externally there is off road parking to the front of the property in the form of a driveway. The garden is a great size with a range of mature trees and plants. Being sold via informal tender - offers to be received in writing, with proof of funds. Tender dates between Monday 23rd June 2025 - Monday 21st July 2025. Agents Note: this property is being sold with covenants from the Gascoyne estate. The property has further restrictions from Heritage preventing extensions and alternations. No EPC required as Listed Building. Buyers Information: In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

### Location

Woodside/Wildhill, on Essendon's outskirts, is near Potters Bar and Hatfield stations with great London links. Essendon offers a primary school, pub, and St. Marys Church. Nearby, Hertford boasts shops, restaurants, and

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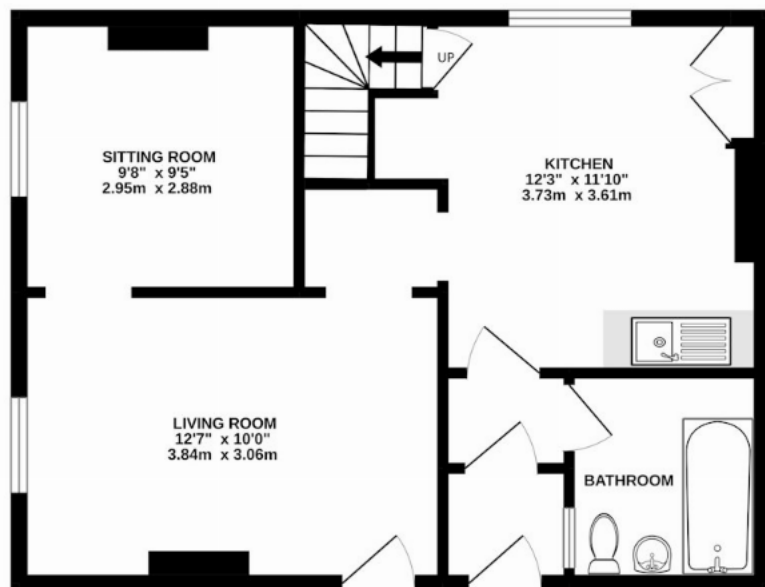




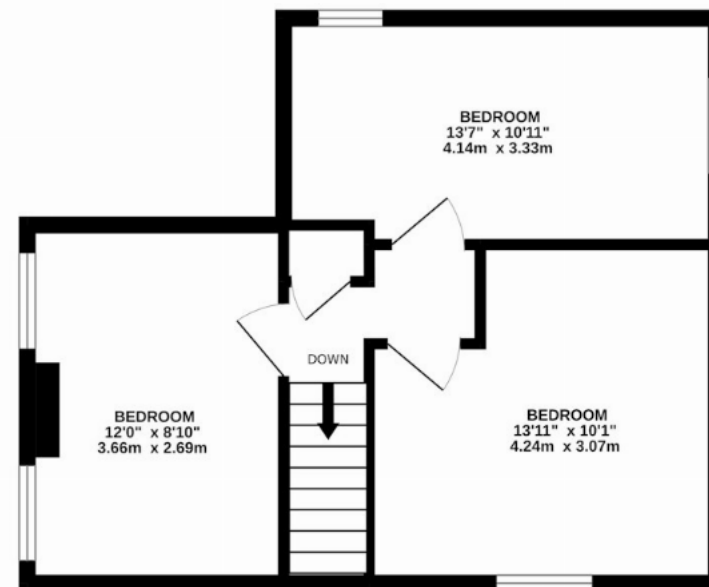








GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.

TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.