



SKYLARK MEADOWS,
Kentish Lane, Essendon, AL9 6JY



Skylark Meadows

****FOR SALE BY RECEIVERS****

Skylark Meadows is an exclusive new gated development featuring three stunning four-bedroom detached homes, each meticulously designed to blend contemporary architecture with classic elegance. Nestled in a serene countryside setting, these homes offer over 2,852 sq.ft. of luxurious living space across three floors, with ample parking and private gardens.

Inside, the ground floor boasts a bespoke kitchen/family area, dining space, home study, and cloakroom. The first floor includes three bedrooms, two with en-suites, and a family bathroom. The lower ground floor offers a cinema room, fourth bedroom, plant, utility and shower room.

Location;

Skylark Meadows is located in the charming village of Essendon an area renowned for its fine countryside but conveniently located for transport links and access to local amenities. For commuting, there is a direct train service to London Kings Cross and Moorgate from Hatfield Station and the Piccadilly underground line is available at Cockfosters, approximately 8 miles away. Potters Bar, Hertford or Bayford Stations are within easy reach. Road communications are also good with Junction 4 of the A1(M) around 3 miles away and Junction 24 of the M25 just 6 miles distant.

Sporting facilities include golf at Hatfield London Country Club, Essendon, Mill Hill and Brookmans Park Golf Club and cricket at Hatfield, North Mymms and Potters Bar and Hatfield. Walking, riding and cycling are widely available.

There is a wide range of excellent schools in the area including Bishops Hatfield Girls School, Stormont School, Lochinver School, Queenswood, Haberdashers Aske's, St Albans School, Haileybury, Aldenham and Harrow School.

- Set In An Exclusive Gated Development
- Stunning Detached Home
- 4 Bedrooms
- 4 Bathrooms
- Reception Hall
- Guest Cloakroom
- 38'Kitchen/Lounge/Dining Room
- 25'11 Cinema Room/Games Room
- Further Lounge/Study
- Utility Room
- Ample Parking
- Large Gardens
- 8 Years Remaining ICW Build Warranty

Local Authority: Welwyn Hatfield
Council Tax Band: H
Tenure: Freehold

















Basement
 Approx. 86.20 sq. metres (927.84 sq. feet)



Ground Floor
 Approx. 86.70 sq. metres (933.24 sq. feet)



First Floor
 Approx. 92.10 sq. metres (991.35 sq. feet)



Total area: approx. 265.0 sq. metres (2852.43 sq. feet)



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.

