



Woodside Green,
Wild Hill, Hatfield,
Hertfordshire, AL9

 3 Double Bedrooms

 1 Bathroom

 2 Reception Rooms

 Off-Street Parking

 Large Rear Garden

 EPC Band N/A – Listed Building

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

Sale by Tender
£400,000 Freehold

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A rare opportunity to acquire this wonderful cottage in need of extensive refurbishment and modernisation. Being sold via informal tender. Tender dates between Monday 23rd June 2025 - Monday 21st July 2025.

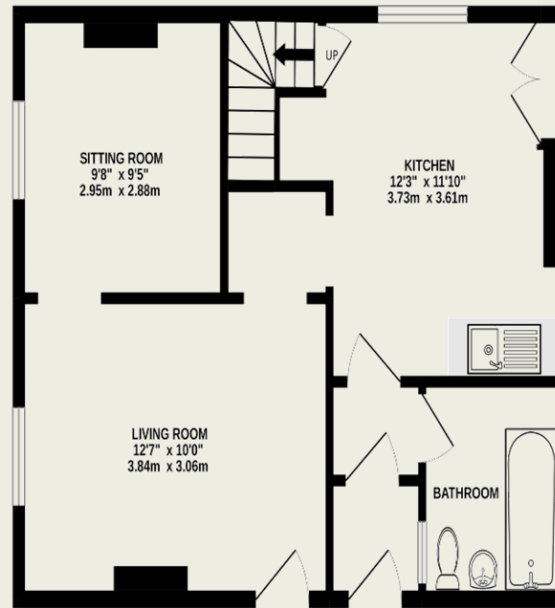
Description

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. Externally 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.

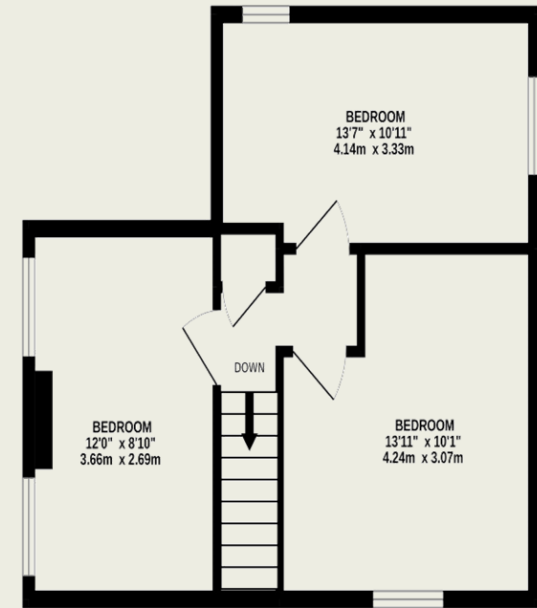
Agents Note: this property is being sold with covenants from the Gascoyne estate. The property has further restrictions from Heritage preventing extensions and alternations.

Location

Woodside/Wildhill is a popular area on the outskirts of Essendon with Potters Bar and Hatfield stations only a short drive away with excellent links into London. Essendon itself is a quaint village with a primary school, pub, and St. Marys Church. Further north-east is the historic market town of Hertford with an array of amenities.



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.

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