



SIMPLY HOMES

Bedwell Hall
Essendon AL9 6GJ

Price Guide £1,000,000



Bedwell Hall

Essendon AL9 6GJ

3000 plus Sq Ft - Approached via a long driveway leading down to private gated entrance. This superb three bedroom apartment is accessed through an impressive manorial communal entrance hall with lounge area, lift access and magnificent staircase.

The apartment is located on the second floor and is arranged over 3 levels with the master bedroom suite having a separate dressing room and all bedrooms have their own individually designed en-suites. The property boasts a large kitchen/family room, separate utility room, spacious lounge with direct access onto own terrace, a beautiful dining area with French doors opening onto the covered balcony with magnificent views over the Golf course and surrounding countryside.

Set within impressive grounds of approximately 150 acres to explore and private gardens including the Victorian garden with its beautiful array of flowers and shrubs.

A mix of woodland and the manicured greens of London and Hatfield Golf course adjoin the estate giving residents private access onto the course.

Bespoke fitted kitchen with granite work surfaces and Miele appliances including a double built-in oven, inset gas hob with stainless steel extractor canopy above, fully integrated appliances including dishwasher, microwave, washing machine and tumble dryer. American style fridge/freezer with ice maker and chilled water supply.

Luxury fitted bathroom suites with white sanitary ware with chrome fittings by Laufen and Vitra. Handcrafted furniture and underfloor heating.

The guest bedroom suite features fully fitted bespoke Oak and Birch wood furniture by Neville Johnson and includes a custom made bed, office, triple aspect wardrobes, dresser and ample storage.

Solid oak front door and oak veneer internal doors with ornate chrome door handles. Decorative architraves, coving and skirting boards, Walnut flooring to lounge.





- Summary -

- Ground Floor -

Communal Entrance Lobby

Lift Access

- First Floor -

Bedroom 1

28'10" x 11'5" (8.79 x 3.48)

Walk-in Wardrobe

En-Suite Bathroom

- Second Floor -

Entrance Hallway

Kitchen/Breakfast Room

17'5" x 15'5" (5.31 x 4.72)

Dining Room

16'2" x 11'6" (4.93 x 3.51)

Cloakroom

Reception Room

22'8" x 15'7" (6.91 x 4.75)

- Third Floor -

Landing

Bedroom Two

En-suite

Utility Cupboard

Store Room

18'6" x 10'5" (5.64 x 3.18)

Bedroom Three

8'0" x 7'10" (2.44 x 2.39)

En-suite

23'9" x 15'3" (7.26 x 4.67)

- Exterior -

Communal Grounds

Allocated Parking

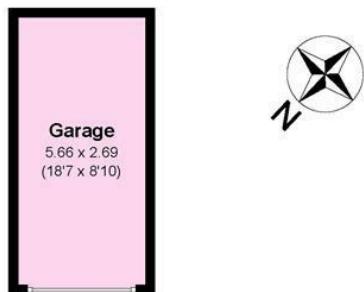
Garage

18'6" x 8'9" (5.66 x 2.69)

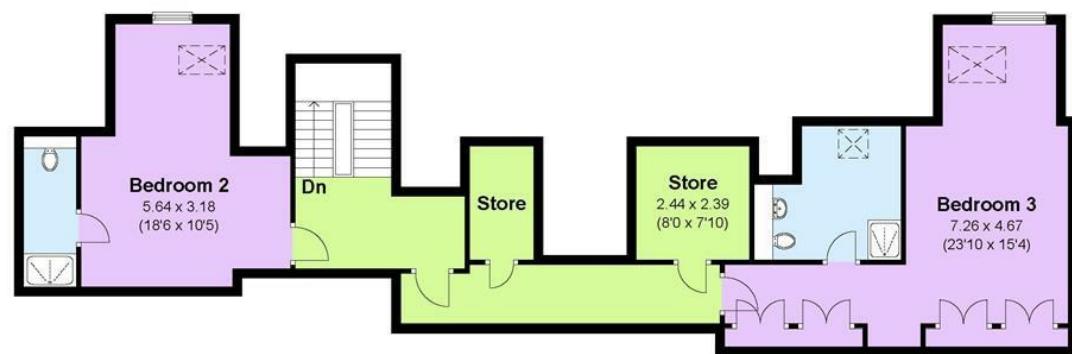




Garage
Approx. 15.20 sq. metres (163.61 sq. feet)



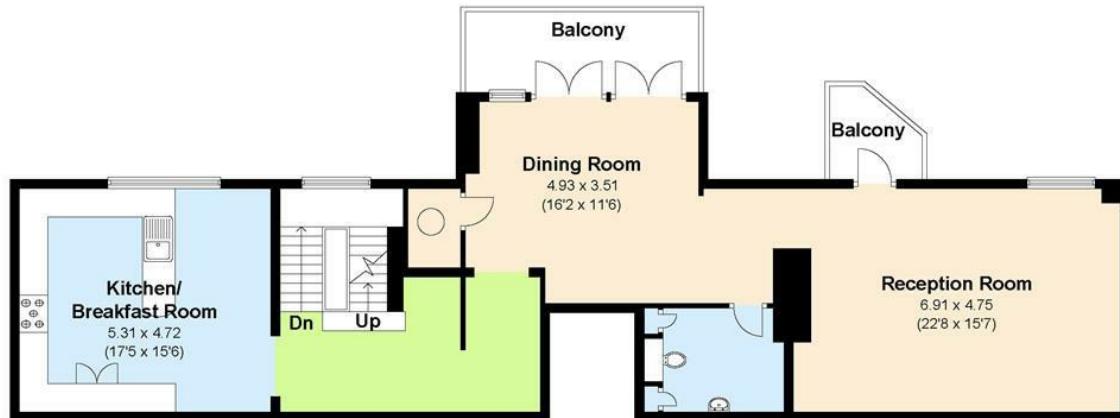
Second Floor
Approx. 88.60 sq. metres (953.68 sq. feet)



Ground Floor
Approx. 66.20 sq. metres (712.57 sq. feet)



First Floor
Approx. 113.90 sq. metres (1226.00 sq. feet)



Total area: approx. 283.9 sq. metres (3055.87 sq. feet) (Including Garage)



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