

Reynards Road, Welwyn, AL6 9TP

Price: £2,750,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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****CHAIN FREE****

Two Detached Houses for sale approached via a long gated driveway off a private road. The main residence is an attractive 3 bedroom, 4 reception room detached family home with plenty of scope to extend (STPP). There is also a further detached house with 3 bedrooms, detached 6 car garage plus office and kitchen area. The overall plot is just over 4.5 acres and backs directly onto woodland. This is such a unique opportunity to purchase 2 dwellings with a substantial amount of land.

- 2 x 3 BEDROOM DETACHED HOUSES
- CHAIN FREE
- 4.5 ACRES OF LAND
- 6 CAR GARAGE PLUS OFFICE AND KITCHEN
- VILLAGE LOCATION
- GATED PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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<u>MAIN DETACHED HOUSE</u>	<u>2ND DETACHED HOUSE</u>
ACCOMMODATION ENTRANCE HALLWAY LIVING ROOM FAMILY ROOM DINING ROOM KITCHEN/DINER BREAKFAST ROOM GROUND FLOOR CLOAKROOM FIRST FLOOR 3 BEDROOMS - one with En-Suite shower room and dressing area FAMILY BATHROOM	ENTRANCE HALLWAY LIVING ROOM KITCHEN/BREAKFAST ROOM FIRST FLOOR 3 BEDROOMS - one with En-Suite shower room GARAGE FOR 6 CARS, OFFICE, KITCHEN AREA, CLOAKROOM GATED DRIVEWAY 4.5 ACRES OF LAND

LOCATION

Reynards Road is a private road off Codicote Road (B656) just outside Welwyn Village. Codicote and Welwyn village are only a short drive away as are the towns of Welwyn Garden City, Stevenage and Hertford are situated close by with excellent train services to central London. The A1(M) is also a short drive away.

SERVICES

Oil Heating and Mains Drainage.
Council Tax Band H

LOCAL AUTHORITY

Welwyn Hatfield Council

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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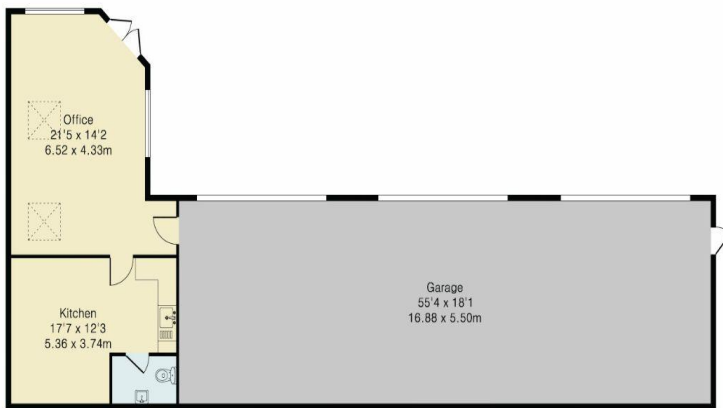
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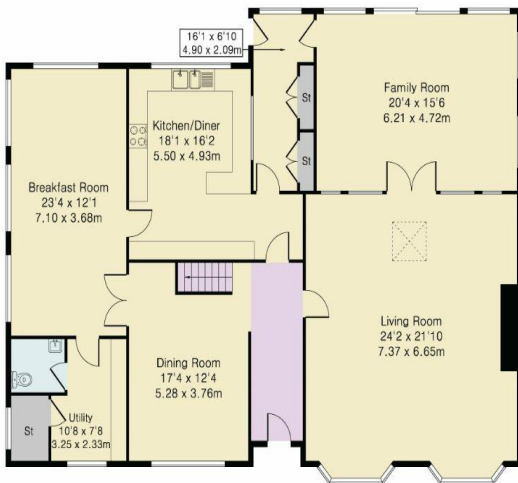
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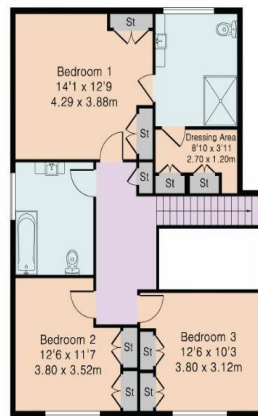


Approximate Gross Internal Area 6417 sq ft – 597 sq m
Ground Floor Area 2282 sq ft – 212 sq m
Ground Floor (1) Area 1926 sq ft – 179 sq m
First Floor (1) Area 809 sq ft – 75 sq m
Ground Floor (2) Area 737 sq ft – 69 sq m
First Floor (2) Area 663 sq ft – 62 sq m

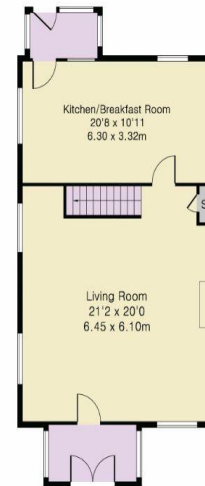
Ground Floor



Ground Floor 1



First Floor 1



Ground Floor 2



First Floor 2



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

