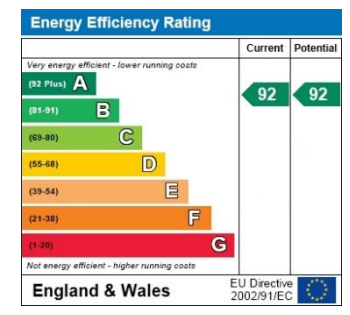


Cobnut Close, Havilland Park,

Cobnut Close, Hatfield



Approx. Gross Internal Floor Area 1044 sq. ft / 97.10 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

Cobnut Close, Havilland Park, Hatfield Freehold Offers in Excess of £500,000



Cobnut Close is a BRAND NEW three bedroom detached home with en suite, spacious living areas and allocated parking. Offered chain free with no previous owners, this modern property is part of Havilland Park in Hatfield, a stylish development with high quality finishes and close to local

- ZERO PAST OWNERS & CHAIN FREE
- 10-YEAR NHBC NEW BUILD WARRANTY
- 2-YEAR ABBEY NEW HOMES CUSTOMER CARE
- 2 car driveway with EV charger installed
- Solar panels installed
- 3 double Bedrooms
- En-suite in master bedroom
- Ready to move in 'turn key' property
- Ample storage throughout
- Close to local schools and shops



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



Lounge
3.245 x 5.515 (10'7" x 18'1")

Kitchen / Diner
3.015 x 5.075 (9'10" x 16'7")

Master Bedroom
2.752 x 3.598 (9'0" x 11'9")

Bedroom Two
3.322 x 3.540 (10'10" x 11'7")

Bedroom Three
3.099 x 2.992 (10'2" x 9'9")

En-suite

Bathroom

Downstairs WC



Further Details
The property is Freehold
Council Tax Band - Band E

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.