

30 REYNARDS ROAD, WELWYN AL6 9TP

Guide Price £2,750,000 | Freehold





Property Overview

A rare opportunity to acquire this substantial family residence set on 4.6 acres with additional detached house and 6 car garage/office with potential to develop (subject to planning). Approached by a gated drive with sweeping drive leads to a turning circle and the main family residence. Boasting four reception rooms and three bedrooms with potential to extend (SSTP). To the rear is a large courtyard area with detached six car garage and further three bedroom detached house. The overall plot extends to 4.6 acres with beautiful open fields backing directly onto woodland and far reaching countryside views.









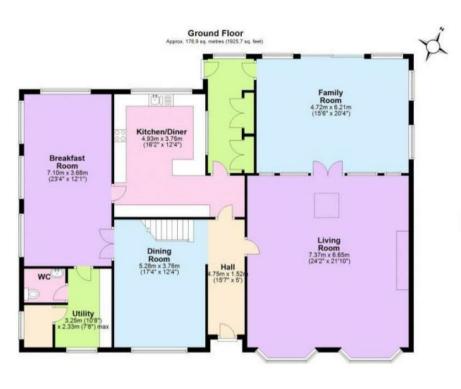
Property Features

- Close to Welwyn Village
- Semi Rural Setting
- Gated Entrance
- Office With Store
- 6 Car Garage

- Substantial Detached House
- Potential to Develop (Subject to Planning)
- Courtyard
- Detached Thee bedroom Annexe
- 4.6 Acres

Agents Notes

The property is situated in a private road just outside the village of Welwyn enjoying far reaching countryside views and comes to market chain free. The towns of Welwyn Garden City, Stevenage and Hertford are situated close by with there excellent train services to central London and the A1(M) and M(25) motorways.









Total area: approx. 254.0 sq. metres (2734.4 sq. feet)

Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR 01707 649779 | brookmanspark@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET 175 High Street, Barnet EN5 5SU Tel: 020 8441 6000 Email: barnet@andrewward.co.uk **BROOKMANS PARK**

35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EN6 5BB Tel: 01707 649779 Email: brookmanspark@andrewward.co.uk

POTTERS BAR Tel: 01707 657181 Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD ESTATE AGENTS