



Plot 1 Havilland Park

Cobnut Close, Hatfield, AL10 9SH
Offers In Excess Of £500,000



3 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band

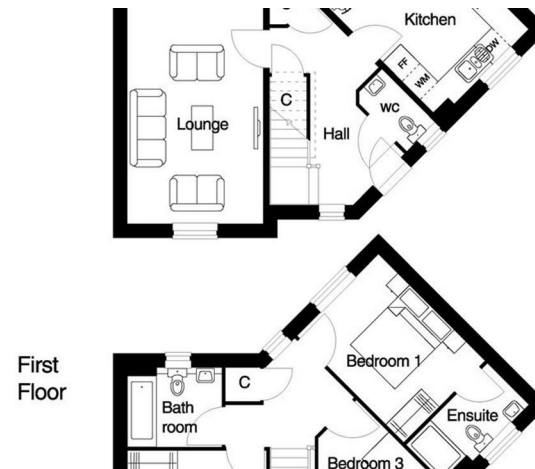
*** Incentives Available *** A DETACHED 3 bedroom new home, Plot 1 is the last available plot on this small development on the southern tip of Hatfield. Ready for occupation with upgrades including flooring and turf to rear garden. 1,042 sq.ft of accommodation, kitchen with integrated appliances and two side by side allocated parking spaces. Energy efficient homes with an EV point and PV panels included.

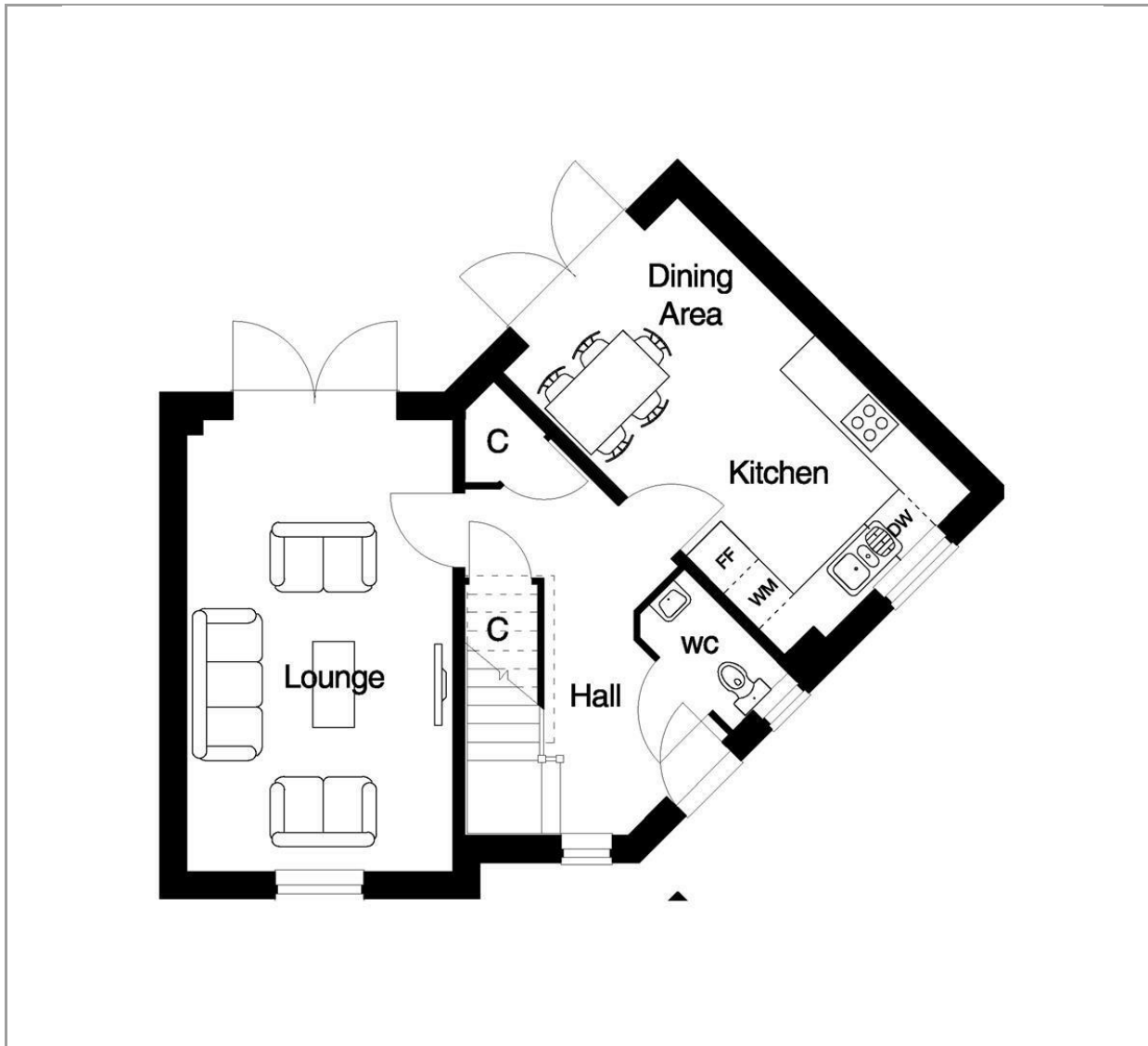
EPC TBC Council Tax Band TBC

Indicative photo of another show home house type on another development.

- *** Incentives available ****
- PV Panels & EV Charging Point
- Kitchen With integrated, double oven, hob dish wash, washing machine & Fridge/freezer
 - EN-Suite & Bathroom with recessed downlighters
 - Small Development on Hatfields Southern tip
- Only One Bellingham house type on this development
 - Two SIDE BY SIDE parking spaces
- 10 Year NHBC Warranty - 2 Year developer Warranty
- Upgraded specification with Flooring & Turf to rear garden
 - Ready to Move into







Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	