



GREENHILL



30 Reynards Road
, Welwyn, AL6 9TP

Guide price £2,000,000



30 Reynards Road, Welwyn, AL6 9TP

CHAIN FREE - MULTIPLE DWELLINGS AND VAST DEVELOPMENT POTENTIAL FOR DEVELOPMENT.

Greenhill Estates proudly presents a rare and exceptional opportunity to acquire a stunning private gated property with vast potential for development subject to planning permission. Nestled on a lush plot spanning approximately 4.5 acres, this property offers a wealth of possibilities spanning a combined 5863 sq ft.

As you approach the main house via a grand sweeping driveway, you are greeted by ample parking space. The residence boasts four elegant reception rooms, including a living room, a welcoming family room, a charming breakfast room, and a sophisticated dining room. Completing the ground floor are a well-appointed kitchen, a convenient utility room and a guest cloakroom.

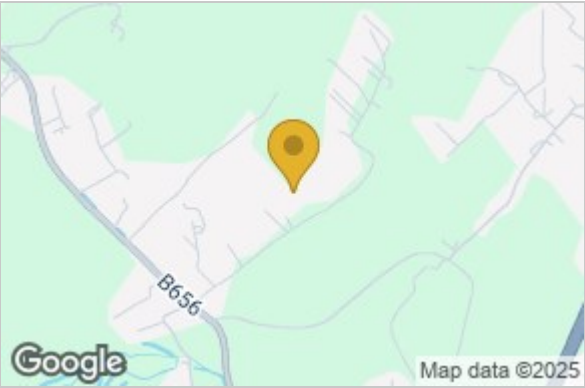
Upstairs, the property features three bedrooms, with the master bedroom enjoying the luxury of an en-suite shower room, alongside a family bathroom. Additionally, there is a detached annexe comprising a three-bedroom house. On the ground floor, you will find a spacious living room and a well-equipped kitchen breakfast room. Upstairs, two bedrooms await, with the principal bedroom benefiting from an en-suite shower room and another family bathroom.



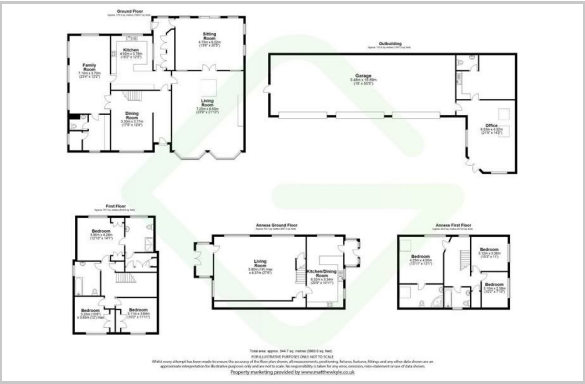
Location



Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.