





## The Courtyard

Deceptively spacious, on entering one is greeted by a sizeable entrance hallway with downstairs w.c., which leads onto the large drawing room with a triple aspect. The superb kitchen/dining room (with Miele appliances) leads onto the family room/conservatory with glorious views of the garden.

The open planned first floor landing has plenty of space and is ideal for a study/office area. The master bedroom has views over the golf course and boasts a beautiful en-suite, there are 2 other double bedrooms and a family bathroom.

The low maintenance rear garden features a patio area, artificial lawn and well stocked, manicured borders. To the exterior there is use of a garage and 2 parking spaces.

Residents have exclusive use of a tennis court and golf buggy.

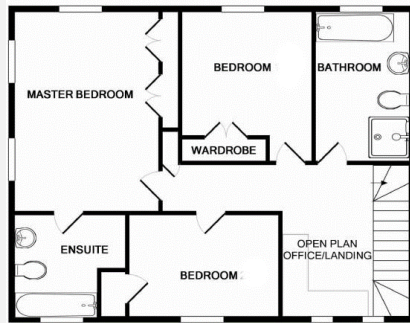
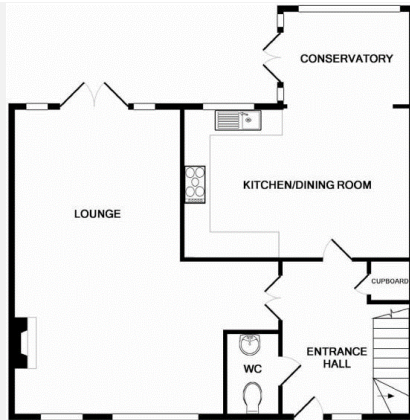
Whether you are a keen golf enthusiast, or not, this fine home in a truly stunning part of Hertfordshire is an opportunity not to be missed!





Tenure: Freehold  
Council Tax: Band G  
Local Authority: Welwyn Hatfield





THE COURTYARD  
 TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (130.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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