



# Honeycroft, Welwyn Garden City, Hertfordshire. AL8 6HR

- CHAIN FREE DETACHED WEST SIDE RESIDENCE JUST YARDS FROM THE TOWN CENTRE
  - SUPERBLY EXTENDED TO THE GROUND FLOOR IDEAL FOR MULTI GENERATIONAL LIVING
  - FURTHER POTENTIAL FOR TWO STOREY EXTENSIONS AND LOFT CONVERSION STPP
  - EXPANSIVE GARDENS WITH A TOTAL PLOT SIZE MEASURING A FIFTH OF AN ACRE
  - EXCLUSIVE CUL-DE-SAC OFF PARKWAY WITH JUST TEN RESIDENCES
  - EPC RATING: C
- Length of Lease: 925 Years
- ACCOMMODATION MEASURING IN EXCESS OF 1600 SQ/FT
  - FIVE BEDROOMS ACROSS TWO FLOORS
  - WALKING DISTANCE TO APPLECROFT PRIMARY SCHOOL AND STANBOROUGH SENIOR SCHOOL
  - A STROLL INTO THE TOWN CENTRE AND MAINLINE STATION
  - COUNCIL TAX BAND: F
- Ground Rent: £21