

## Lot 92

61 Canonsfield Road, Oaklands,  
Welwyn, Hertfordshire AL6 0QA

**GUIDE PRICE: £550,000**



**FREEHOLD FIVE BEDROOM DETACHED NEW  
BUILD HOUSE**

This property is a newly constructed detached five bedroom house forms part of a gated development of three houses. The property is finished to a high specification and is set within a semi rural location with local shops and school within ¼ mile. Welwyn Garden City Mainline Station (Moorgate Line) is within approximately 3 miles. The property is offered with vacant possession.

### **ACCOMMODATION**

Entrance hall, room one, room two, room three, kitchen/ breakfast room, utility room, shower, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bedroom five (2 rooms with en-suite), bathroom, gated driveway, integral garage, rear garden

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

North Hertfordshire District Council 01462 474000  
Council Tax Band: G

### **VENDORS SOLICITORS**

Gillhams Solicitors, 3 Rowan House  
9-31 Victoria Road, Park Royal  
London NW10 6DP  
020 8965 4266

### **VIEWING TIMES**

By appointment through the Auctioneers

### **JOINT AUCTIONEERS**

Drivers & Norris 020 7607 5001

**drivers&norris**