



23 Cobnut Close, Hatfield, Hertfordshire, AL10 9AD

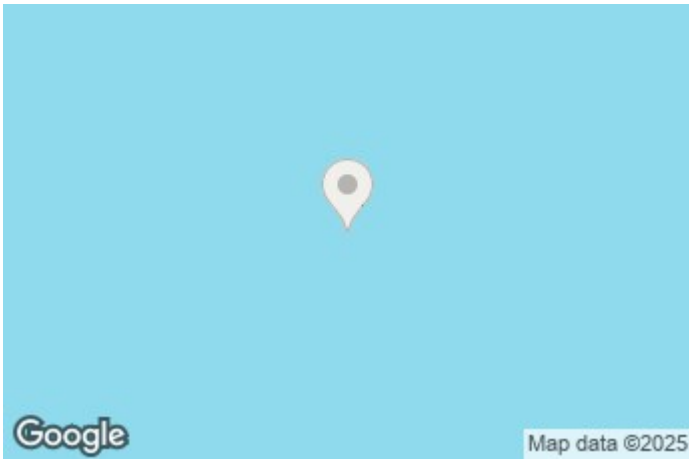
- LET BY LANES LETTINGS
- AVAILABLE NOW!
- THREE BEDROOMS ACROSS THREE FLOORS
- DRIVEWAY PARKING
- BRAND NEW HOME!

AVAILABLE IMMEDIATELY! Nestled in the charming new development, Cobnut Close, presents a delightful three-bedroom semi-detached home offering a modern living experience across three well-designed floors. As a brand new property, this home has never been lived in, providing a fresh canvas for its future occupants.

Upon entering, you are greeted by a welcoming hallway that leads to a separate kitchen. The open-plan lounge and dining area is a standout feature, boasting lovely views of the rear garden, making it an ideal space for both relaxation and entertaining. The ground floor also includes a convenient W/C for guests.

The first floor comprises two double bedrooms, complemented by a family bathroom, ensuring ample space for family or guests. Ascend to the third floor, where you will find the principal bedroom suite,

£2,000 PCM



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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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