



20 Waterbeach, Welwyn Garden City, AL7 2PT

£775,000

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

20 Waterbeach, Welwyn Garden City, AL7 2PT

Welcome to this stunning detached house located in the popular area of Panshanger, Welwyn Garden City.

As you step into this charming property, you are greeted by not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The house boasts a total of five generously sized bedrooms, offering ample space for a growing family or accommodating guests.

With two modern bathrooms, mornings will no longer be a hassle, ensuring everyone can get ready for the day ahead with ease. The property, spanning 1,888 sq ft, provides plenty of room for all your needs while maintaining a cosy and welcoming atmosphere.

Built in 1985, this house combines the charm of a traditional build with the convenience of modern amenities. The addition of a summerhouse offers a tranquil retreat right in your own backyard, perfect for enjoying a cup of tea on a sunny afternoon or indulging in a good book.

Parking will never be an issue with a two-car driveway, providing convenience for you and your guests.

Entrance hall

Kitchen/breakfast room 19'9" x 13'8" (6.03m x 4.18m)

Dining room 18'4" x 8'1" (5.61m x 2.47m)

Living room 30'1" x 11'6" (9.17m x 3.53m)

Cloakroom 7'0" x 3'0" (2.15m x 0.92m)

Pantry 9'2" x 2'11" (2.81m x 0.90m)

Bedroom 1 15'0" x 11'1" (4.58m x 3.39m)

En-suite 12'4" x 6'0" (3.78m x 1.84m)

Bedroom 2 16'11" x 8'1" (5.16m x 2.47m)

Bedroom 3 12'0" x 9'3" (3.68m x 2.83m)

Bedroom 4 11'8" x 8'1" (3.56m x 2.47m)

Bedroom 5 9'3" x 8'11" (2.83m x 2.74m)

Family bathroom 8'5" x 7'0" (2.57m x 2.14m)

Garage 14'6" x 8'9" (4.43m x 2.69m)

Garage front storage 8'9" x 3'10" (2.69m x 1.18m)

Summer house 9'7" x 9'7" (2.93m x 2.93m)

Garden



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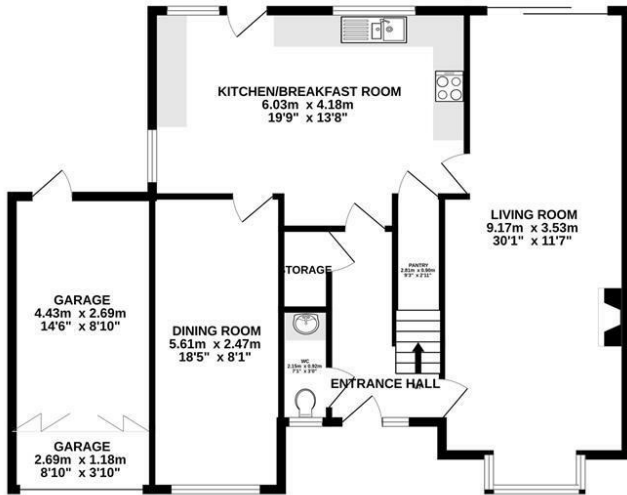
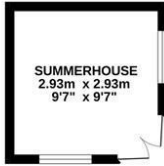
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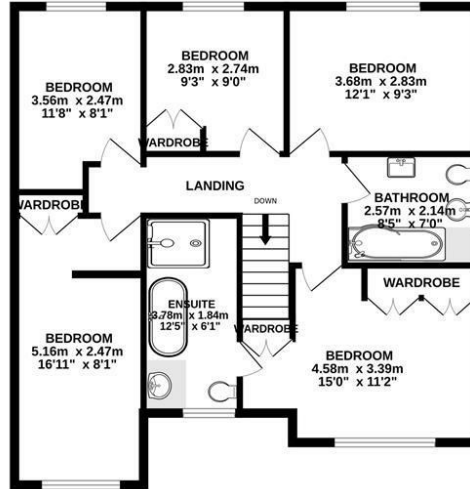
Company incorporated in England No. 4713968
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GROUND FLOOR
100.9 sq.m. (1086 sq.ft.) approx.

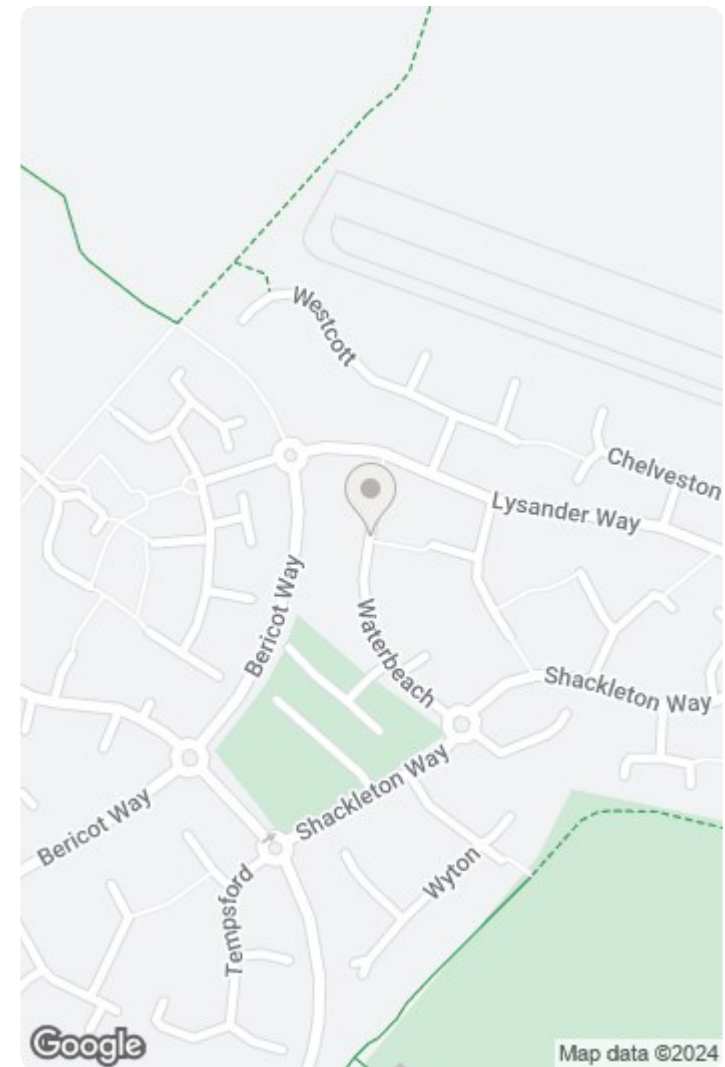


1ST FLOOR
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA: 175.4 sq.m. (1888 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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