



1 London Road, Welwyn, AL6 9EJ

£400,000

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

1 London Road, Welwyn, AL6 9EJ

Welcome to this charming 2-bedroom cottage located in the heart of Welwyn village on London Road. This delightful property offers a cosy retreat with a quaint rear yard, perfect for enjoying a cup of tea on a sunny afternoon.

Situated in the village centre, you'll find yourself surrounded by the picturesque charm of Welwyn with its local shops, pubs, and community atmosphere right at your doorstep.

The studio outhouse room provides a versatile space that can be used as a home office, art studio, or a peaceful sanctuary away from the main house.

Don't miss the opportunity to make this lovely property your new home sweet home.

Kitchen 9'11" x 11'10" (3.04m x 3.63m)

Living room 12'0" x 12'1" (3.66m x 3.70m)

Lean to conservatory

Bedroom 1 9'11" x 9'4" (3.04m x 2.87m)

Bedroom 2 12'0" x 7'3" (3.66m x 2.21m)

Bathroom

Studio outhouse room

Council tax

Band D - £2,265.92 for 2024/25



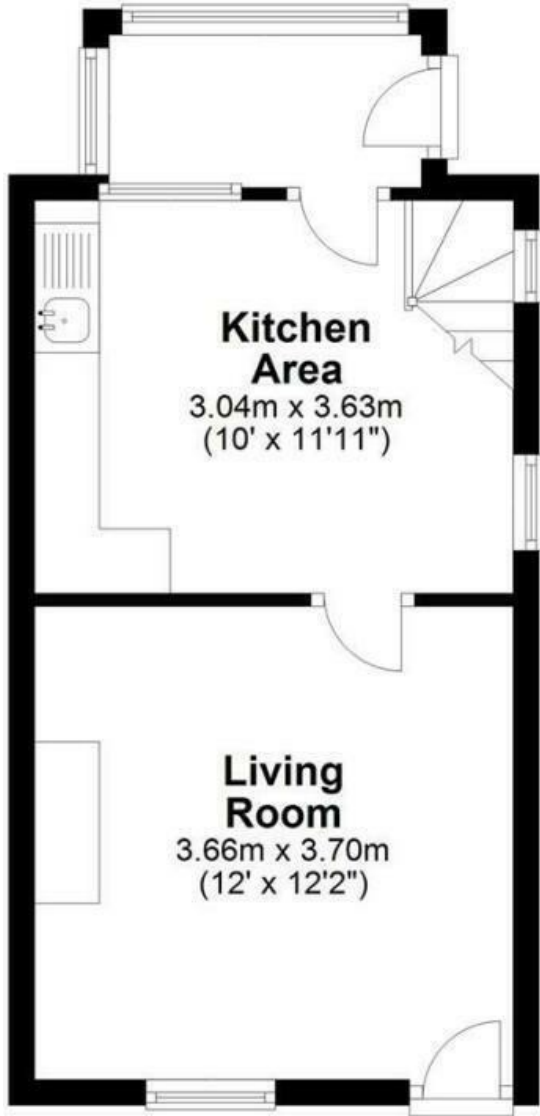
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968
VAT No. 745 8368 91



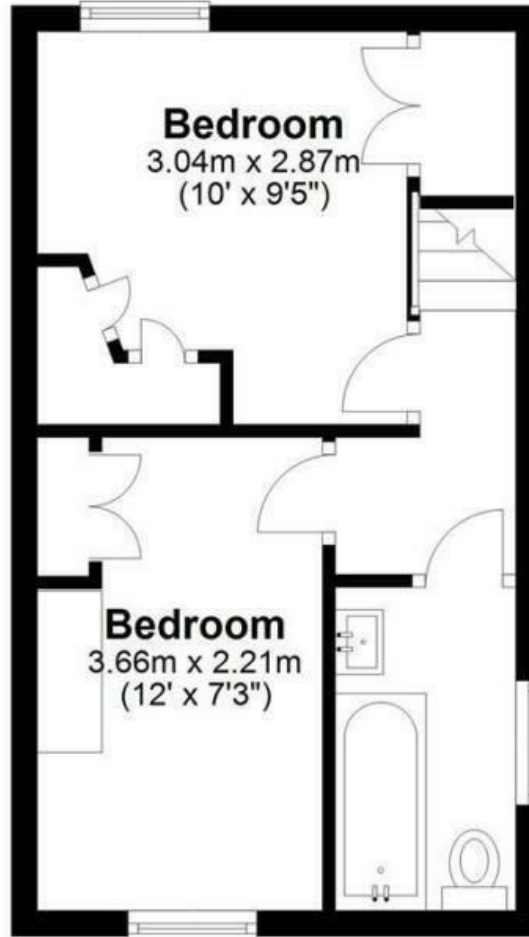
Ground Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



First Floor

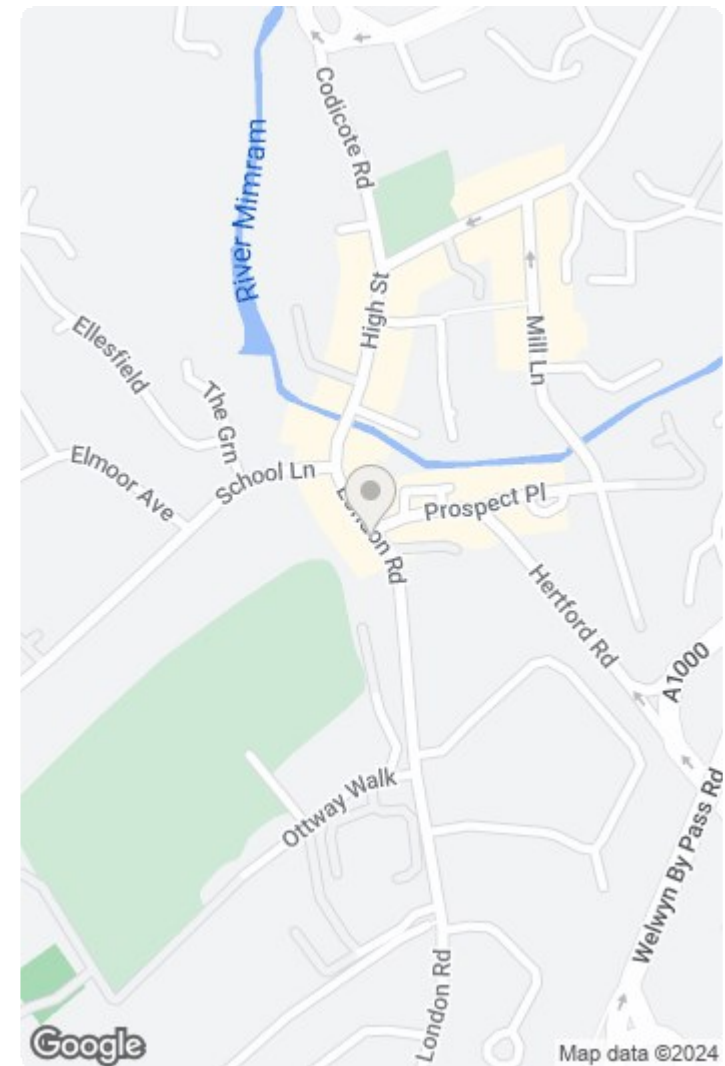
Approx. 25.1 sq. metres (270.1 sq. feet)



Total area: approx. 53.1 sq. metres (572.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			
England & Wales		EU Directive 2002/91/EC	

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