



91 Guessens Road, Welwyn Garden City, Hertfordshire, AL8 6RE

**£1,850 Per calendar month**

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

## 91 Guessens Road, Welwyn Garden City, Hertfordshire, AL8 6RE

Three bedroom family house in this fantastic location close to Welwyn Garden City town centre. Accommodation includes fitted kitchen with dining area, opening into living room with fireplace. Under the stairs is a desk area and to the front of the hall is a cloakroom. Upstairs are 3 bedrooms with generous storage cupboards and family bathroom with shower over the bath. To the rear is a paved courtyard garden with gate access to parking area behind. The property is located next to children's play park. The property is also located close to Applecroft Primary school. Sorry no pets.

**Lounge 15'8" x 11'1" (4.8m x 3.4m)**

**Kitchen/diner 18'0" x 9'2" (5.5m x 2.8m)**

Fully fitted kitchen with ample storage space and includes a fridge freezer, washing machine, dishwasher and tumble dryer.

**Hall**

**Cloakroom**

**Bedroom 1 12'9" x 8'10" (3.9m x 2.7m)**

**Bedroom 2 11'9" x 8'10" (3.6m x 2.7m)**

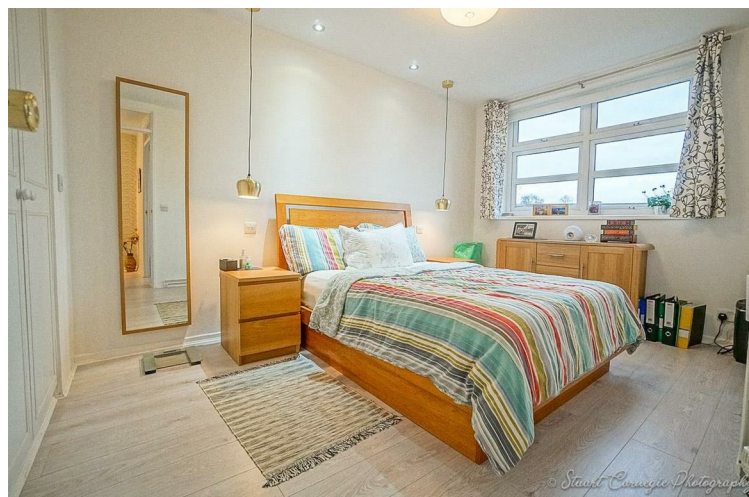
**Bedroom 3 9'10" x 6'10" (3m x 2.1m)**

**Bathroom**

Shower over bath

**Landing**

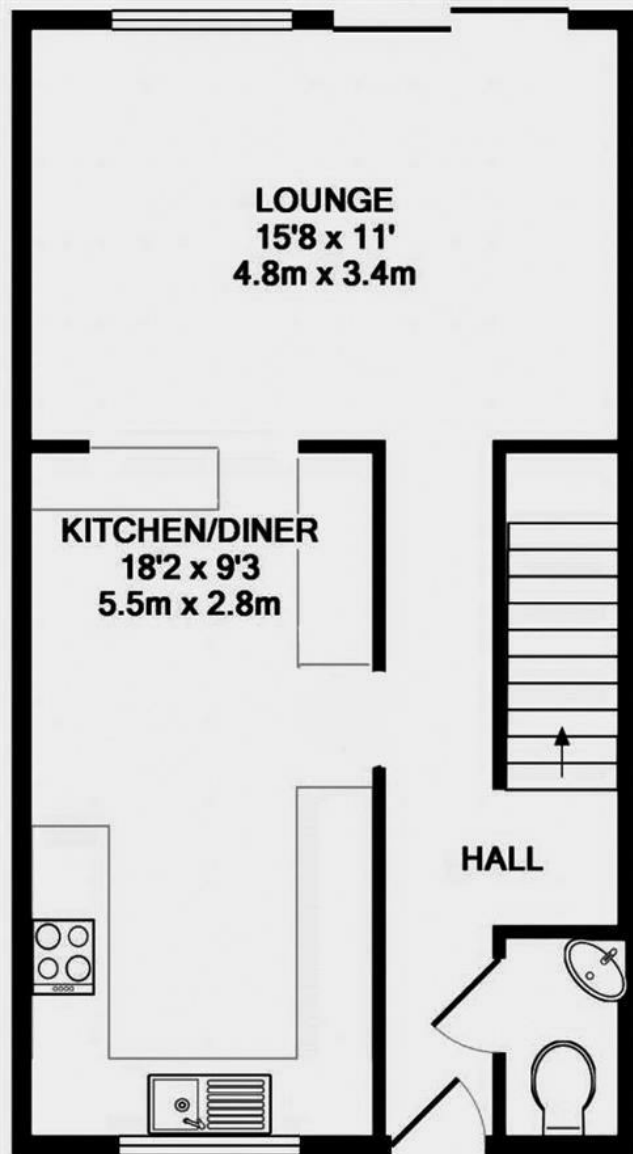
**Rear yard**



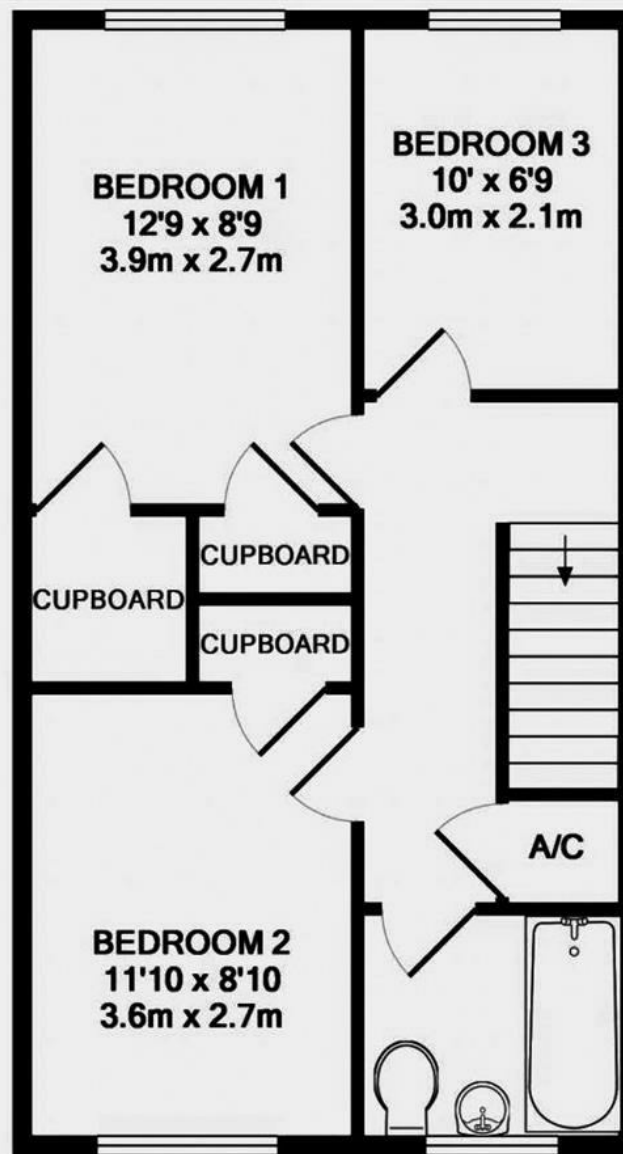
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Company incorporated in England No. 4713968  
VAT No. 745 8368 91





GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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