



7 Seaman Close, Park Street, AL2 2NX

£700,000

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

7 Seaman Close, Park Street, AL2 2NX

Welcome to Seaman Close, Park Street - a charming property that offers a wonderful opportunity for those seeking a spacious and versatile living space. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 2 bathrooms, there is ample space for the whole family to enjoy.

Spanning across 1,639 sq ft, this property features an open plan living area that creates a warm and inviting atmosphere. The cul-de-sac location ensures a peaceful and quiet setting, ideal for those looking for a tranquil retreat after a long day.

Conveniently situated close to local amenities, this home offers both comfort and practicality. Additionally, being just a 30-minute walk to the town centre, you'll have easy access to a variety of shops, restaurants, and entertainment options.

One of the most exciting features of this property is its potential to extend, allowing you to customise and expand the living space to suit your needs and preferences. Whether you're looking to create a home office, a playroom for the kids, or a cosy reading nook, the possibilities are endless.

Don't miss out on the chance to make this house your home - seize the opportunity to own a property that combines convenience, comfort, and potential for growth. Contact us today to arrange a viewing and discover the endless possibilities that Seaman Close has to offer.



Kitchen/dining area 21'10" x 18'0" (6.67m x 5.50m)

Living area 23'8" x 14'9" (7.23m x 4.50m)

Utility room

Cloakroom

Plumbing for shower

Entrance hall

Landing

Bedroom 1 13'4" x 12'0" (4.08m x 3.66m)

Bedroom 2 12'0" x 10'0" (3.66m x 3.05m)

Bedroom 3 11'6" x 8'11" (3.51m x 2.73m)

Bedroom 4 11'5" x 8'5" (3.48m x 2.57m)

Bathroom

Loft room 22'6" x 11'1" (6.88m x 3.40m)

Garden

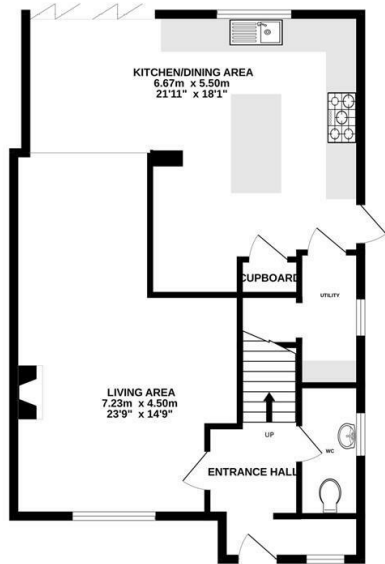


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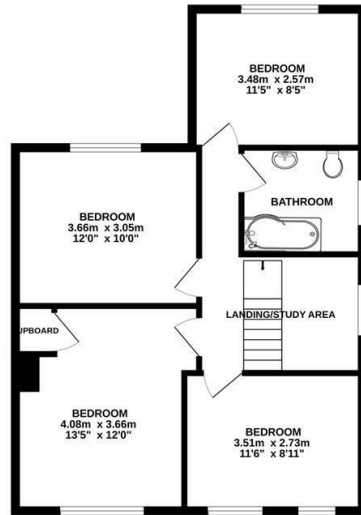
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GROUND FLOOR
69.8 sq.m. (751 sq.ft.) approx.



1ST FLOOR
58.9 sq.m. (634 sq.ft.) approx.

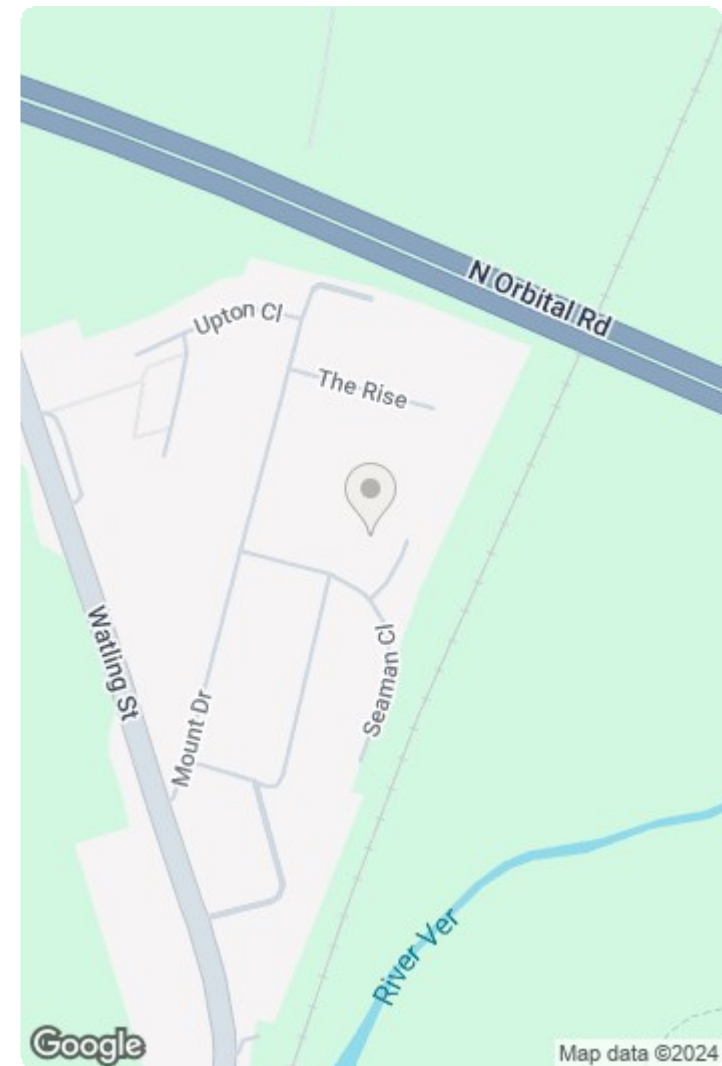


LOFT
23.5 sq.m. (253 sq.ft.) approx.



TOTAL FLOOR AREA : 152.2 sq.m. (1639 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	70	81

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			
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Not environmentally friendly - higher CO ₂ emissions			
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