



15 Handside Lane, Welwyn Garden City, Hertfordshire, AL8 6SE

£730,000

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

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****Reduced** **Chain Free**** Welcome to this charming house located on Handside Lane in the picturesque town of Welwyn Garden City. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three well proportioned bedrooms, there is ample space for everyone to enjoy a good night's sleep. The property features a classic bathroom, adding to its traditional charm. Built in 1923, this house exudes character and history, offering a unique living experience. Situated just a 5-minute walk from the town centre, you'll have easy access to all the amenities and conveniences that Welwyn Garden City has to offer. One of the standout features of this property is the potential for extension over the garage, allowing you to customise and expand the living space to suit your needs. Additionally, being close to the sought-after Applecroft JMI School, this home is ideal for families looking to provide their children with a quality education. Don't miss out on the opportunity to own a piece of history in this desirable location. Book a viewing today and envision the endless possibilities that this charming house on Handside Lane has to offer.

Kitchen 10'7" x 9'7" (3.23m x 2.94m)



Dining area

Living room 25'9" at max x 18'11" (7.85m at max x 5.79m)



Bedroom 1 13'4" x 11'0" (4.08m x 3.36m)

Bedroom 2 13'4" x 11'0" (4.07m x 3.37m)

Bedroom 3 9'1" x 7'8" (2.78m x 2.36m)

Bathroom

WC 5'3" x 3'5" (1.62m x 1.05m)

Garage 23'7" x 12'6" (7.19m x 3.82m)

Garden

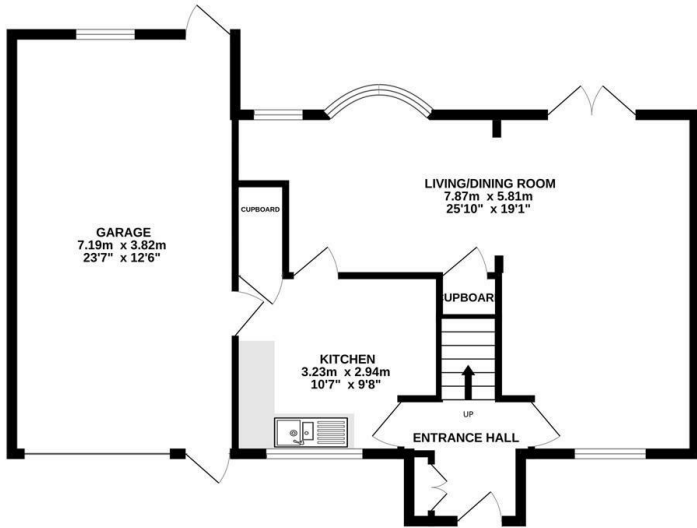


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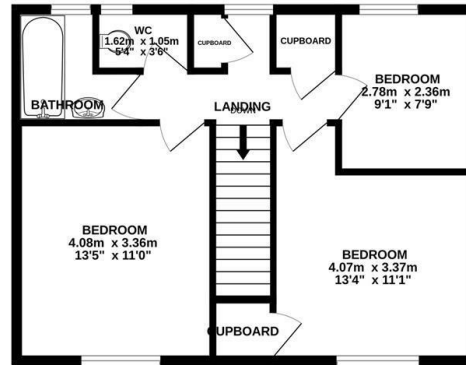
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GROUND FLOOR
75.8 sq.m. (816 sq.ft.) approx.

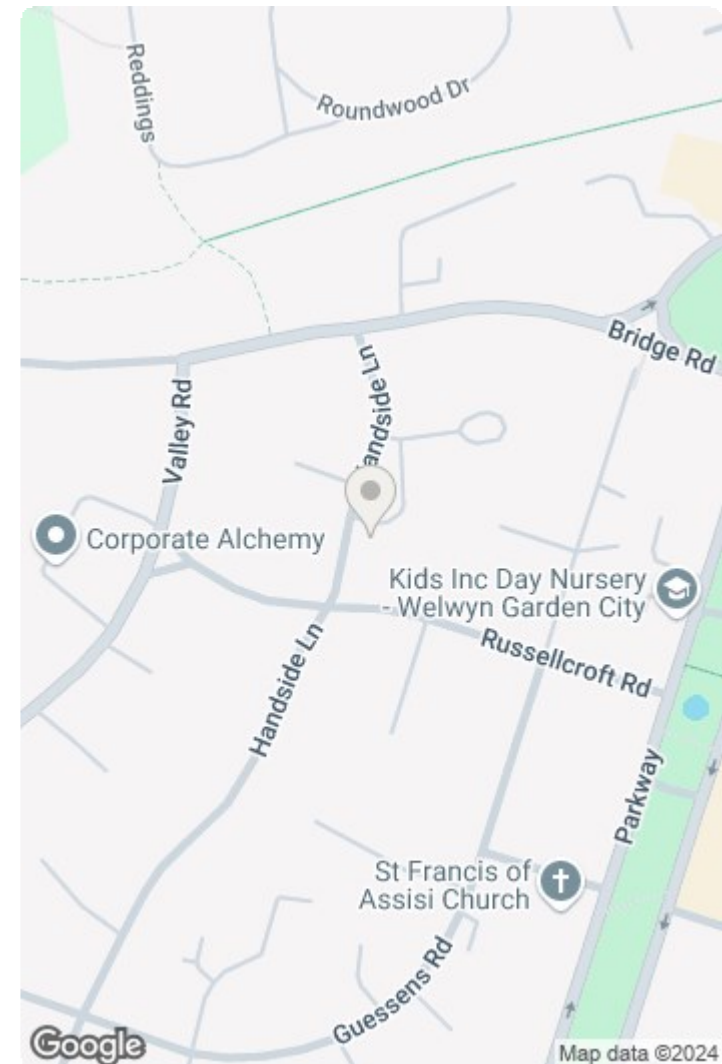


1ST FLOOR
47.4 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 123.3 sq.m. (1327 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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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