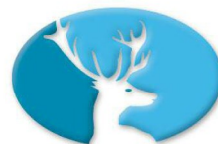




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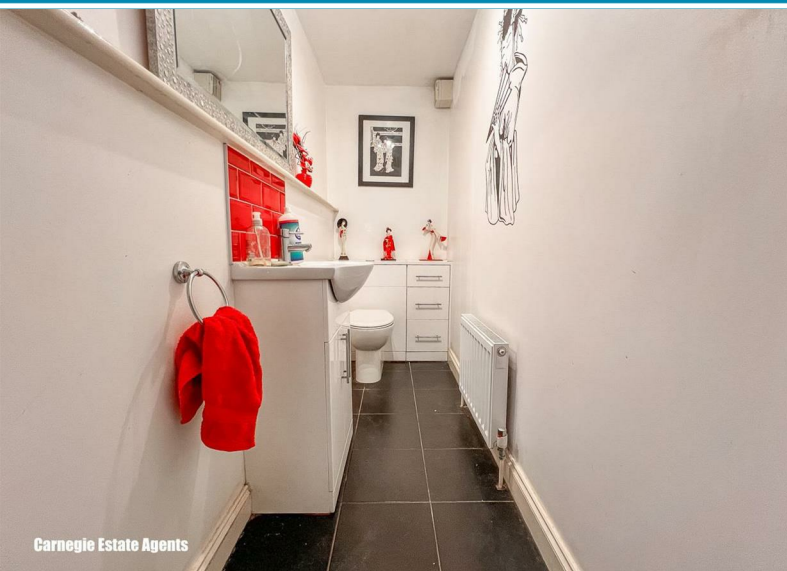
6

Node Way Gardens, Welwyn, AL6 9FE

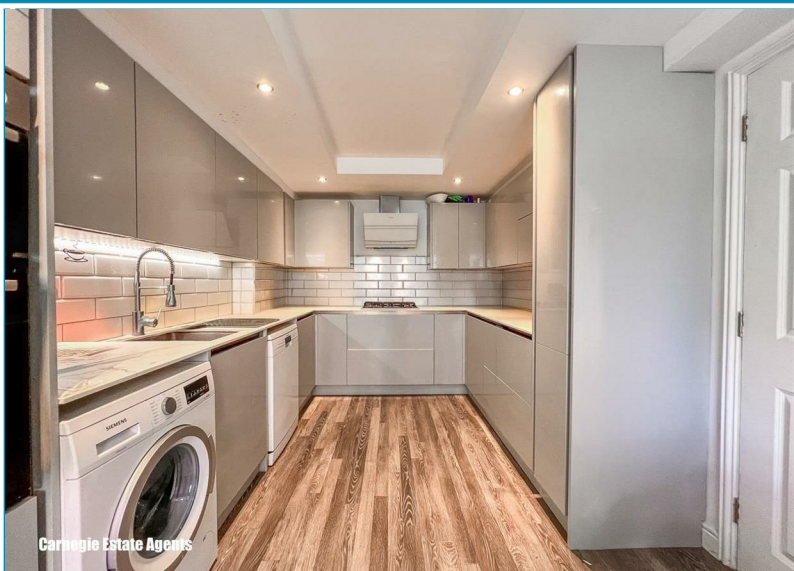


Carnegie

Nestled in the charming Node Way Gardens in Welwyn, this impressive five-bedroom house offers a perfect blend of space, comfort, and modern living. Ideal for families or those seeking extra room for guests, this property boasts an abundance of natural light and well-proportioned rooms throughout. As you enter, you are greeted by a welcoming hallway that leads to a spacious living area, perfect for both relaxation and entertaining. The recently installed kitchen is equipped with modern appliances and ample storage, making it a delightful space for culinary enthusiasts. With three bathrooms, including en-suite facilities, morning routines will be a breeze for everyone in the household. The five generously sized bedrooms provide flexibility for various needs, whether it be for a home office, guest rooms, or children's spaces. Each room is designed to offer comfort and tranquillity, ensuring a restful night's sleep. The outdoor space is equally appealing, providing a private garden that is perfect for summer gatherings or simply enjoying a quiet moment in nature. The location in Welwyn is highly sought after, offering a friendly community atmosphere while being conveniently close to local amenities, St Mary's JMI school, and transport links to the A1(M) and Welwyn North Station just over a mile away. This property is a wonderful opportunity for those looking to settle in a vibrant area with plenty of space to grow. Do not miss the chance to make this house your new home.



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6

Node Way Gardens, Welwyn, AL6 9FE



Lounge/dining area

16'1" x 13'3"

Cloakroom

Kitchen/breakfast room

18'4" x 9'2"

Lounge

16'0" x 14'2"

Bedroom 2

15'3" x 8'3"

Study/Bedroom 4

8'0" x 7'6"

En-suite

Bedroom 1

15'2" x 12'3"

En-suite

Bedroom 3

12'7" x 9'2"

Bedroom 5

12'7" x 6'8"

Bathroom

Garden

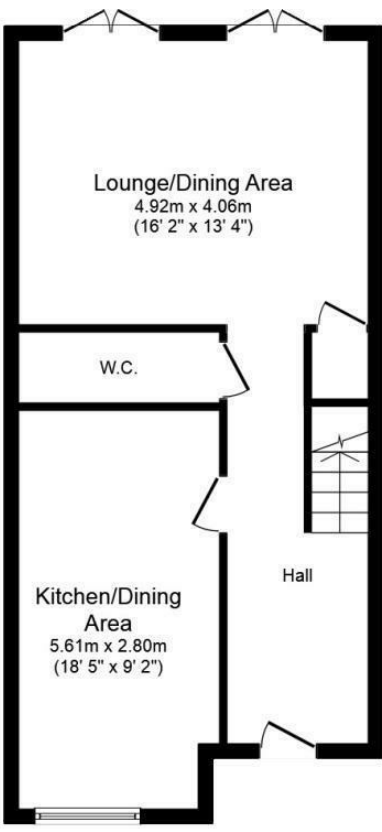
Garage

Service Charge

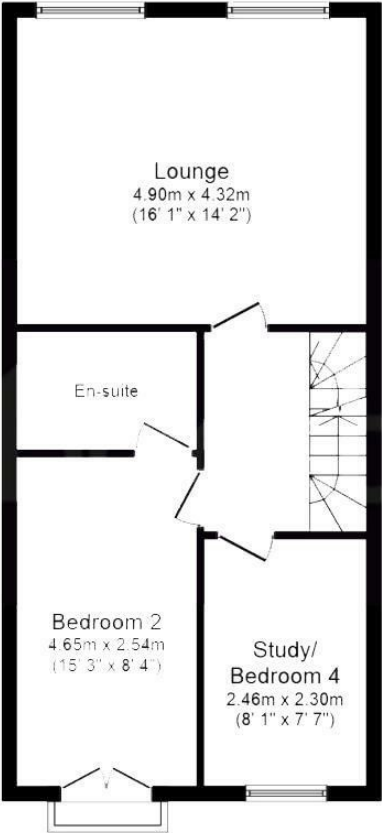
£21 per month



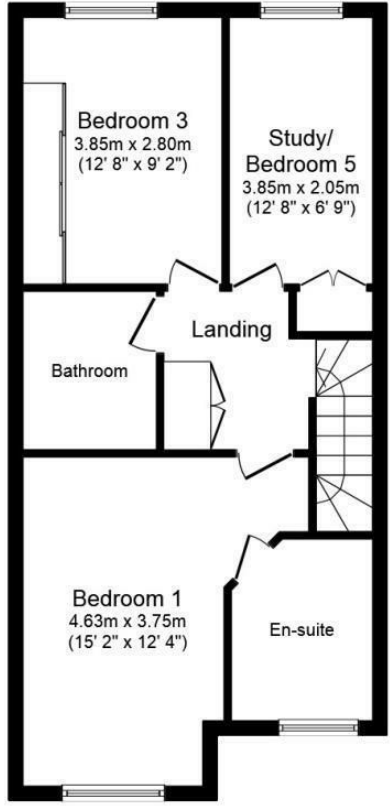




Ground Floor



First Floor



Second Floor

Total floor area 155.0 sq. m. (1,668 sq. ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Handside House, 131 Handside Lane,  
Welwyn Garden City, AL8 6TA  
Tel: 01707 330373  
E: post@carnegieuk.com  
www.carnegieuk.com

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Energy Efficiency Rating	
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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.