



Carnegie Estate Agents

258 Grace Way, Stevenage, SG1 5AJ

£400,000

Sell with us from £1495 + VAT



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

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

258 Grace Way, Stevenage, SG1 5AJ

This stylish and spacious home has been thoughtfully improved throughout, offering generous, modern living ideal for family life. The accommodation features three well-proportioned bedrooms on the first floor, with a versatile fourth bedroom or dining room. The heart of the home is a beautifully refitted kitchen, complemented by a bright and welcoming lounge and a generous entrance hallway. Additional highlights include a downstairs cloakroom, a practical utility room, a modern family bathroom.. Externally the property boasts a front and rear garden—perfect for entertaining or relaxing outdoors. The property has a garage (en bloc) and a parking space to the front of it. Conveniently located within walking distance of both the Old Town and New Town, as well as Stevenage mainline train station, offering fast and frequent services into London—ideal for commuters.

Kitchen 6'9" x 8'11" (2.06m x 2.74m)

Dining room 9'3" x 9'6" (2.82m x 2.90m)

Entrance hallway 9'3" x 10'0" (2.82m x 3.05m)

Living room 10'4" x 15'8" (3.15m x 4.80m)

Cloakroom

Bedroom 1 16'6" x 9'4" (5.05m x 2.87m)

Bedroom 2 11'1" x 6'9" (3.40m x 2.06m)

Bedroom 3 9'3" x 8'2" (2.84m x 2.51m)

Bathroom

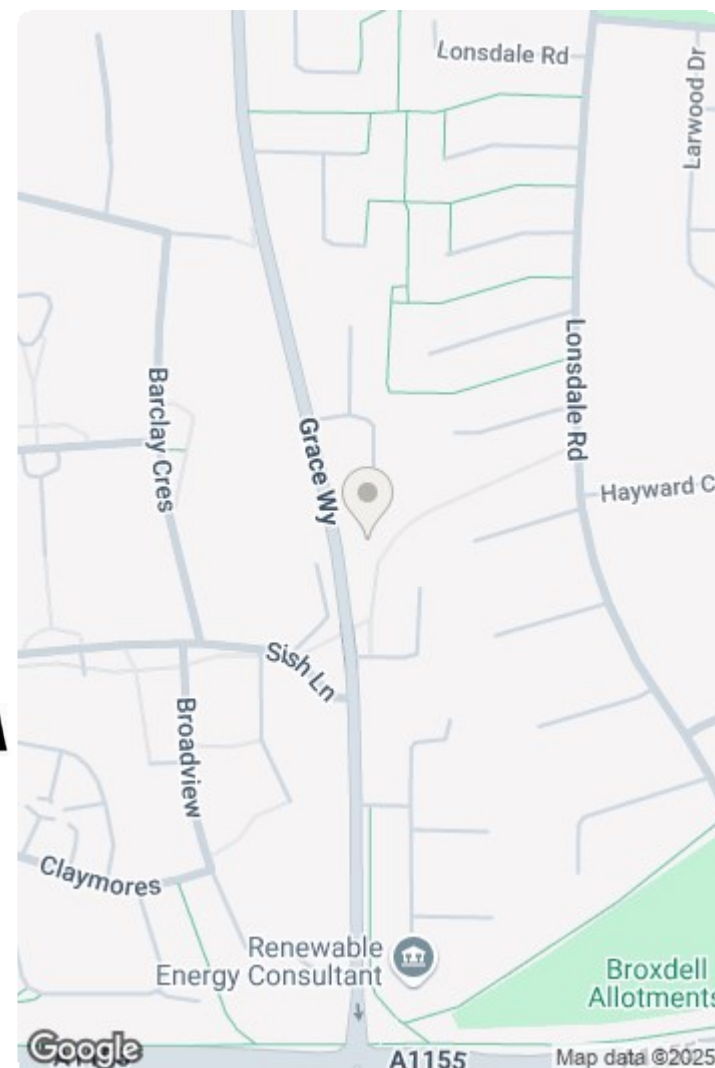
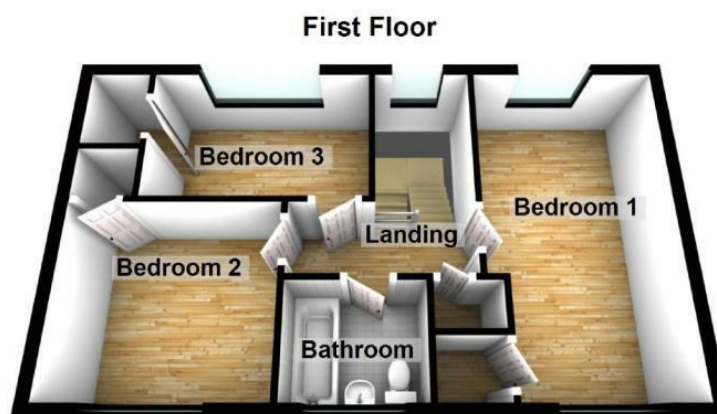
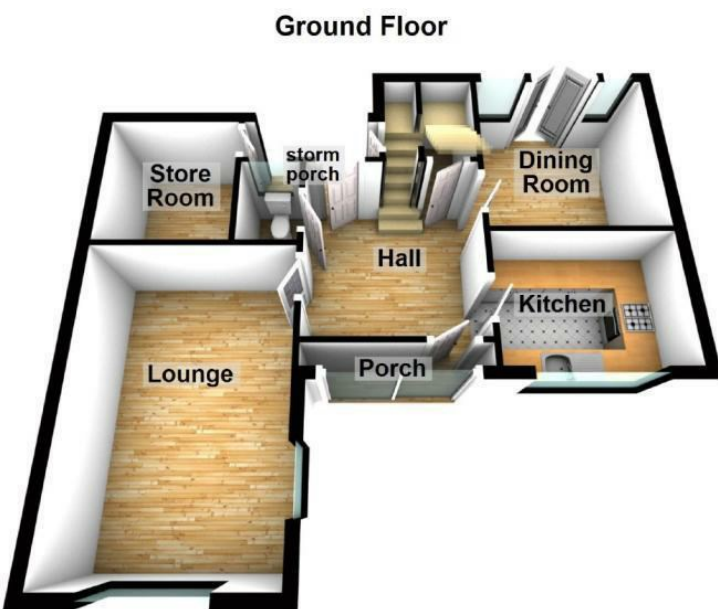
Utility room 8'11" x 4'7" (2.74m x 1.40m)

Garden

Garage and parking in front



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



Total area: approx. 96.1 sq. metres (1034.0 sq. feet)

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	82

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	

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

