



20 Harwood Close, Welwyn Garden City, AL8 7SN

£2,000 Per Calendar Month

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Carnegie

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

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This charming end-terrace house offers a delightful blend of comfort and modern living. Spanning an impressive 1,087 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you will find a welcoming reception room, creating a warm and inviting atmosphere. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property features two bathrooms, providing convenience for busy households. The exterior of the home is equally impressive, with driveway parking available for two vehicles, ensuring that you and your guests will never be short of space. The garden is a true highlight, offering lovely views and a perfect spot for relaxation or entertaining during the warmer months.

Kitchen/breakfast room 17'11" x 12'0"
(5.48m x 3.67m)

Sitting room 23'3" x 12'4" (7.10m x 3.78m)

Bedroom 1 14'6" x 9'2" (4.44m x 2.80m)

En-suite

Bedroom 2 12'2" x 9'4" (3.71m x 2.85m)

Bedroom 3 10'2" x 6'7" (3.10m x 2.01m)

Bathroom

Garden



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



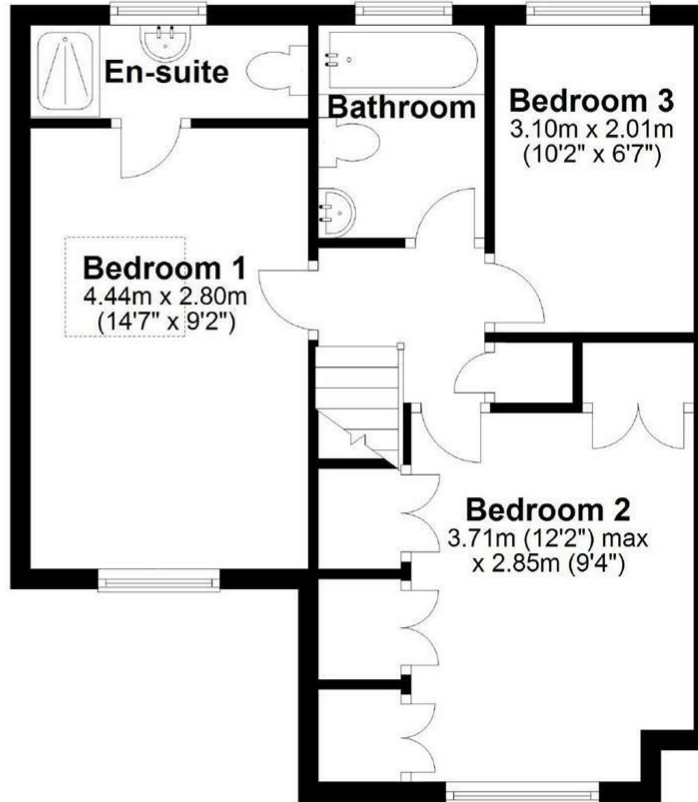
Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)

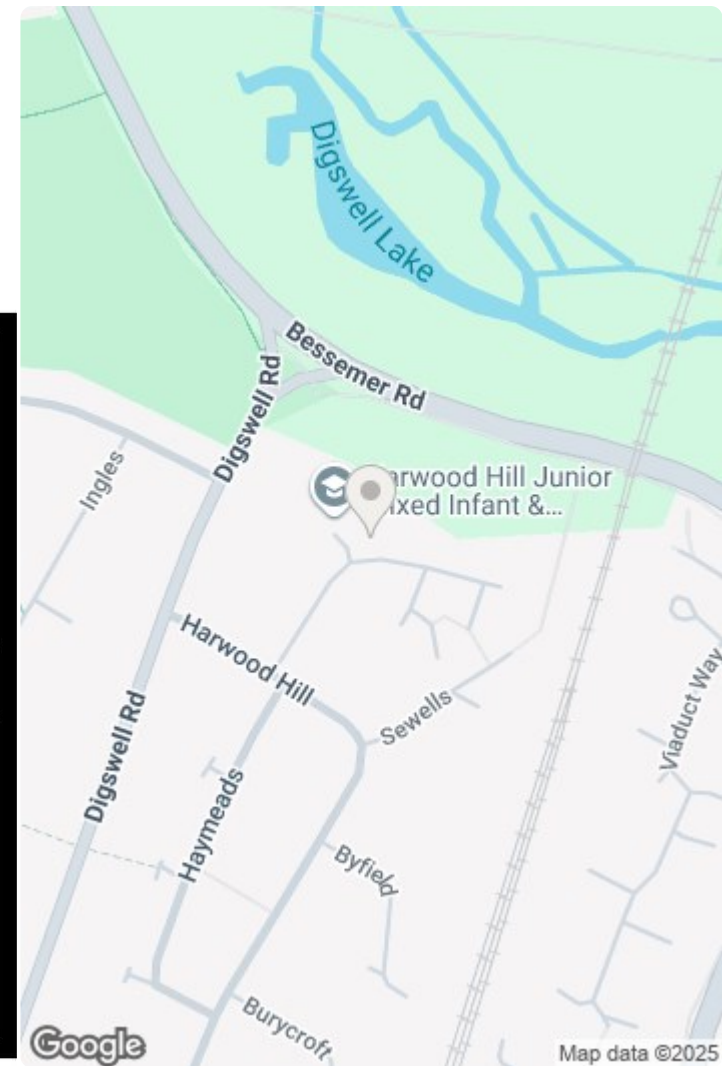


First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 88.0 sq. metres (947.1 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	

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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