



**Handside Lane, Welwyn Garden City AL8 6SF**



**welcome to**

## **Handside Lane, Welwyn Garden City**

"The house was built in 1938 by the father of the vendor, who was a well-known local builder at the time, as a home for his family. His building company built approximately 120 houses in Welwyn Garden City in the years before and immediately after the second world war. The house has remained in the family to the present day."

Selling CHAIN FREE this three bedroom detached house comprises of entrance hall, downstairs cloakroom, lounge with patio doors to the conservatory, dining room and fully fitted kitchen with space for appliances. Upstairs offers three bedrooms, a bathroom with separate W/C and access to a fully boarded loft. Further benefits include central heating and off street parking to the front with a single and double garage. Located in the desirable west side of Welwyn Garden City situated within close proximity of popular primary and secondary schools, Stanborough Lakes, town centre and train station with quick links into London.



### Entrance Hall

Double glazed door to front, wooden flooring, radiator.

### Cloakroom

Single glazed window to side, wash hand basin, W/C.

### Lounge

15' x 12' 11" ( 4.57m x 3.94m )

Double glazed window to side, patio door to conservatory, wooden flooring, wall lights, fireplace.

### Dining Room

12' 11" x 15' 1" into bay ( 3.94m x 4.60m into bay )

Double glazed bay window to front, wooden flooring, double glazed window to side, radiator.

### Kitchen

18' 11" x 9' ( 5.77m x 2.74m )

Double glazed window to rear, lino flooring, radiator, sink/drain, boiler, space for fridge freezer/oven/hob.

### Landing

Double glazed window to side, wooden flooring, airing cupboard, loft access.

### Bedroom One

14' 11" max x 12' 11" max ( 4.55m max x 3.94m max )

Double glazed window to rear and side, wooden flooring, radiator.

### Bedroom Two

12' 11" x 11' 11" ( 3.94m x 3.63m )

Double glazed window to front x 2, wooden flooring, radiator.

### Bedroom Three

8' x 8' ( 2.44m x 2.44m )

Double glazed window to front, wooden flooring, radiator.

### Bathroom

Double glazed window to rear, bath, wash hand basin radiator.

### W/C

Double glazed window to side, W/C.

### Agent's Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



Total floor area 200.9 m<sup>2</sup> (2,162 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Handside Lane, Welwyn Garden City**

- CHAIN FREE
- Three Bedrooms
- Detached
- Driveways & Garages
- Desirable West Side Location

Tenure: Freehold EPC Rating: E

offers in excess of

**£875,000**



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Property Ref:  
WGN108926 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**william h brown**



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



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Please note the marker reflects the  
postcode not the actual property