



Carnegie

Estate Agents, Surveyors and Property Management

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**19 Parkside, Welwyn, Herts, AL6 9DQ**

**£1,650 PCM**

A very smart two-bedroom upside-down house located in a fantastic position in the heart of Welwyn Village.

The property is entered on the living accommodation level, which provides a bright and spacious living room along with a fitted kitchen. From here, stairs lead down to the lower level, where there are two bedrooms and a bathroom, offering a practical separation between living and sleeping space. The village High Street is just a 2-3 minute walk away, offering a range of pubs and restaurants, as well as a Tesco Express and an M&S Foodhall. Welwyn Garden City town centre, with its extensive shopping facilities including John Lewis, is only a short drive away. For commuters, the A1(M) is approximately a minute's drive, and Welwyn North station, with frequent services to London King's Cross and Cambridge, is just over a mile away. The property also benefits from a detached garage.



Company incorporated in England No. 4713968

VAT No. 745 8368 91



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Take note

Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.



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