



Damson Cottage Church Street, Welwyn, AL6 9LR

£2,500 PCM

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

Damson Cottage Church Street, Welwyn, AL6 9LR

A beautifully presented and spacious home situated in the heart of Welwyn village, just moments from the High Street and local amenities. The property offers stylish and well-proportioned accommodation throughout, including a generous living room opening onto the rear garden, a well-appointed fitted kitchen and attractive bedrooms. The house has been finished to a high standard and combines modern fittings with plenty of character. Outside is a particularly attractive, well-established rear garden with a large patio seating area, lawn and mature planted borders, providing an excellent space for entertaining. The property also benefits from off-street parking and garage. Occupying a superb position on Church Street, within easy walking distance of Welwyn village centre with its selection of shops, pubs and restaurants, while also offering convenient access to Welwyn Garden City, major road links and surrounding countryside.

Measurements

- Entrance Hall
- Cloakroom
- Living Room: 6.68m x 4.37m (21'11" x 14'4")
- Kitchen/Breakfast Room: 4.38m x 2.95m (14'4" x 9'8")
- Bedroom One: 4.37m x 3.09m (14'4" x 10'2")
- En-Suite
- Bedroom Two: 3.56m x 3.10m (11'8" x 10'2")
- Bedroom Three/Study: 2.70m x 1.73m (8'10" x 5'8")
- Bathroom
- Garage: 5.73m x 2.88m (18'10" x 9'5")
- Council Tax: Band F – Welwyn Hatfield Borough Council



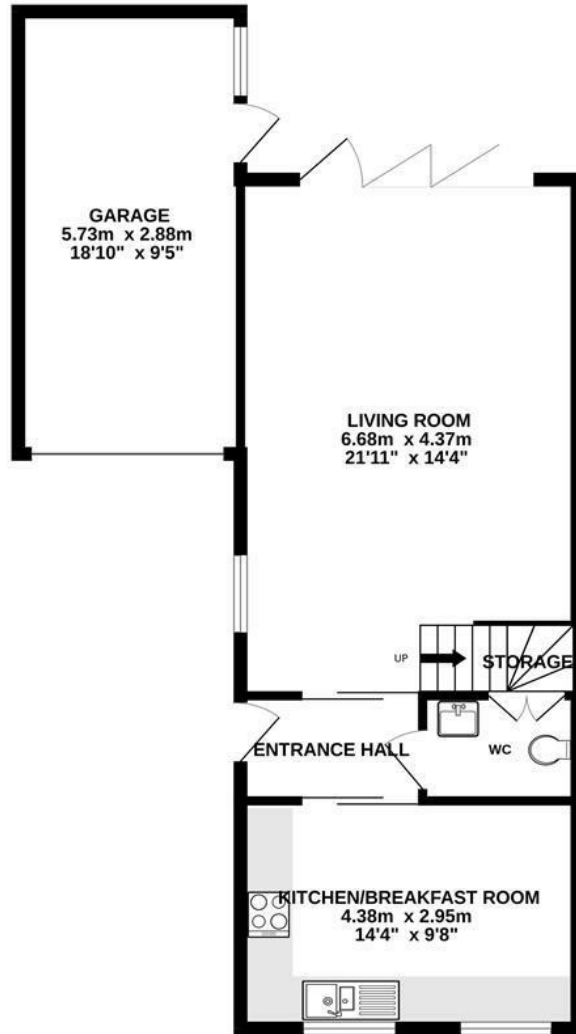
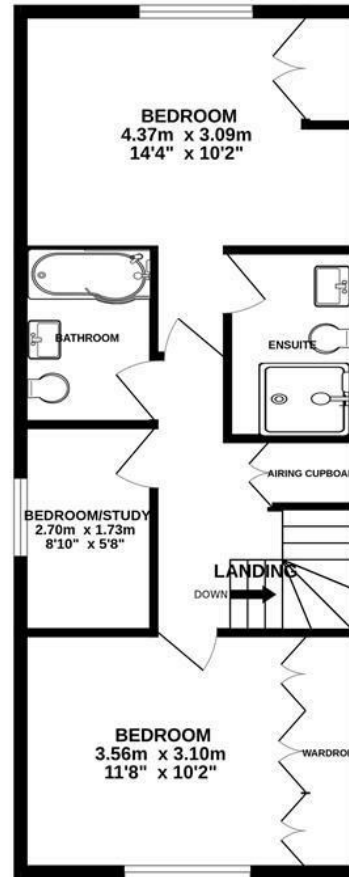
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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



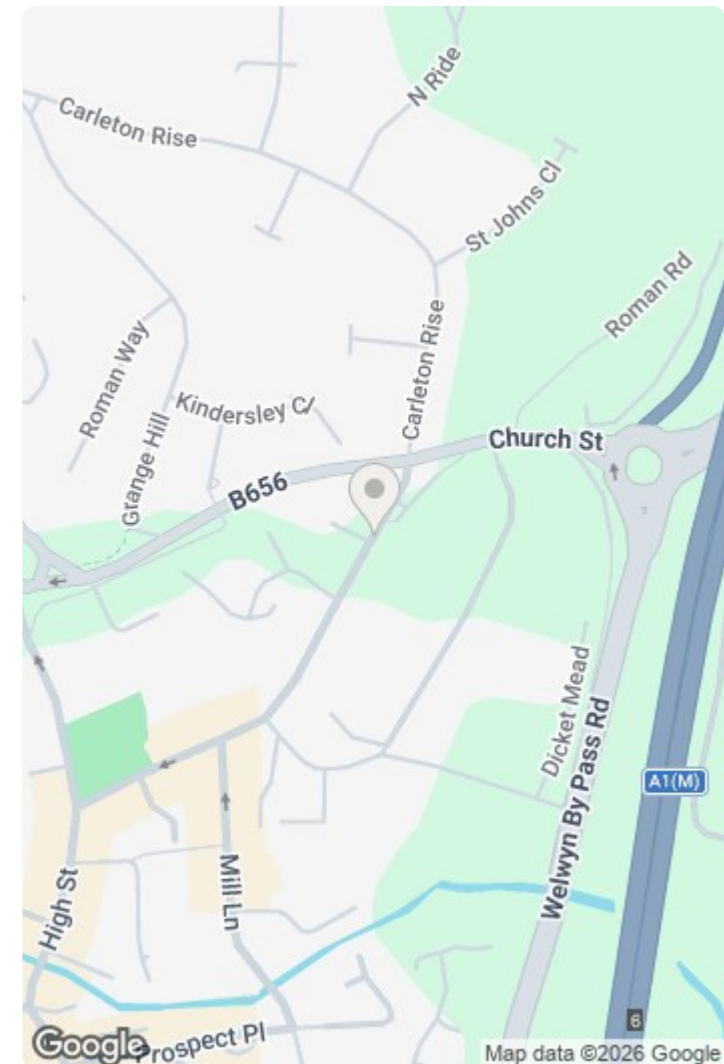
GROUND FLOOR
64.7 sq.m. (696 sq.ft.) approx.

1ST FLOOR
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 113.5 sq.m. (1222 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		89
(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		
(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

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





CARNEGIE PHOTOGRAPHY



Carnegie Estate Agents



CARNEGIE PHOTOGRAPHY



CARNEGIE PHOTOGRAPHY