



Bryan Bishop
and partners

Handside Lane
Welwyn Garden City, AL8 6TE

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Summary

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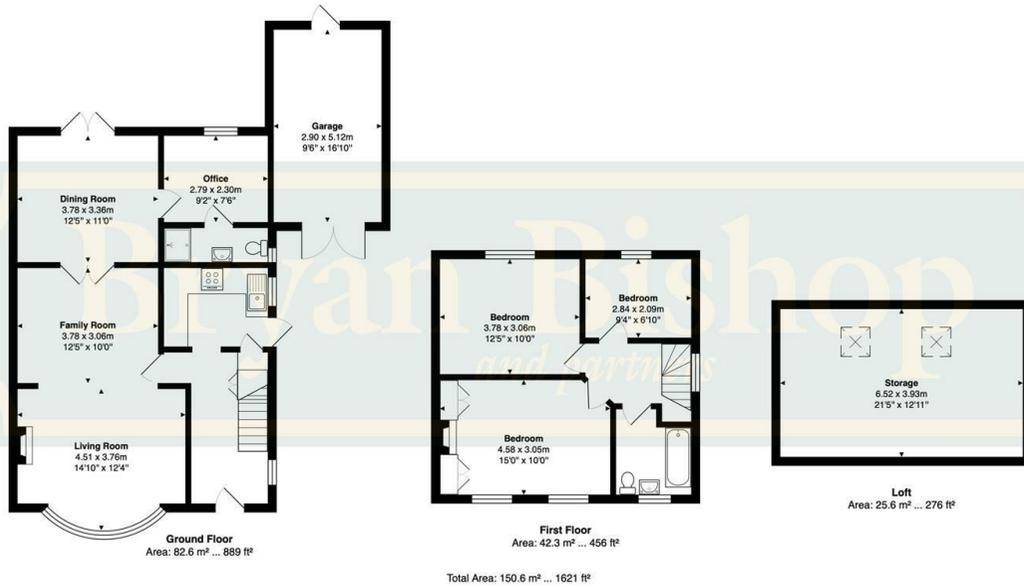
Bryan Bishop and Partners are delighted to bring to the market this outstanding three/four bedroom family home offered in excellent condition inside and out and set in a quiet residential neighbourhood on the highly sought after west side of Welwyn Garden City. The property enjoys a spacious and flexible ground floor with a semi open plan layout as well as a generous home office/study and a ground floor guest cloakroom. Upstairs is a large, fully boarded loft room with multiple Velux windows, whilst outside there is plenty of off-street parking on the generous frontage, an attached garage and a large well stocked rear garden.

Accommodation:

This is a really pretty house with decorative window shutters to the principal bedroom and a large bay window at the front of the living room. The front door is set within a carved frame with a protective roof above and features attractive stained glass inset panels. Inside is a smart entrance hall that is abundantly lit thanks to a side facing window, with more daylight streaming in through another window at the top of the galleried staircase. From the entrance hall there is a door into the family room, and a useful open connection through into the kitchen, along with a cupboard built in under the stairs.

The kitchen is a smart, well planned room that enjoys a comprehensive array of wall and floor mounted cupboards fitted around the perimeter, complete with subtle under-cupboard lighting, giving plenty of storage and worktop space within an ergonomically efficient space, ensuring everything you need falls readily to hand. There is a good range of appliances integrated into the cabinets, with a really convenient part-glazed side door opening out onto the driveway in front of the garage.





| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 92 plus | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-60 | D | 71 | 77 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC



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