

16 Edgars Court, Welwyn Garden City, Herts, AL7 3SR

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

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This well-presented three-bedroom semi-detached home is situated in a quiet cul-de-sac within walking distance of Welwyn Garden City town centre and railway station. Offering a spacious conservatory, downstairs shower room and off-street parking, the property provides practical accommodation for family living. The ground floor comprises an entrance hall, a bright living room with a bay window and an archway leading through to the fitted kitchen/dining room. The kitchen features white cabinetry, contrasting worktops and a range of integrated appliances. A generous conservatory provides additional living or dining space, with doors opening onto the rear garden. A shower room with WC completes the ground floor. Upstairs are three bedrooms and a family bathroom with a shower over the bath. Further benefits include double glazing and gas central heating. Outside, the enclosed south-facing rear garden. At the front provides parking for one car. Local shops and Peartree Primary School are nearby, while the town centre offers a wider choice of shopping, cafés and restaurants. Welwyn Garden City station provides rail connections to London King's Cross, making the location convenient for commuters.

Room Measurements

Entrance Hall
Double glazed door into entrance hall, radiator, cupboard providing hanging space. Stairs leading to first floor. Door to rear.
Shower room
Shower cubicle. Double glazed window to rear, low level WC, wash hand basin, tiled splash backs.
Living room 14'1" x 11'9" (4.30m x 3.60m)
Two double glazed windows to front, radiator. Archway to kitchen.
Conservatory 16'4" x 11'6" (4.98m x 3.51m)
Double glazed. Tiled floor with under-floor heating. Door to rear garden.
Kitchen 11'8" x 11'7" (3.57m x 3.54m)
Double glazed window to rear. A range of base and wall units, work surfaces with inset sink unit, inset four ring gas hob with oven below, extractor over. Integrated fridge / freezer, plumbing for washing machine and dishwasher. Tiled walls.
Landing
Loft access, airing cupboard
Bedroom 1 15'1" x 8'10" (4.60m x 2.71m)
Two double glazed windows to front, two radiators.
Bedroom 2 11'2" x 10'7" (3.42m x 3.25m)
Double glazed window to rear, radiator.
Bedroom 3 9'4" x 8'10" (2.85m x 2.71m)
Double glazed window to front, radiator.
Bathroom
Double glazed window to rear. White suite comprising low level wc, pedestal wash hand basin, panel bath with shower over and shower screen, radiator.
Garden
South facing enclosed large garden with large covered timber decked area, large paved patio area, feature pond and stream with wooden walk-way over.
Garden studio
light.
Parking
Double glazed windows to front and side well Insulated with power and
Note - Landlord will be using for partial storage.
To the front of the property there is hard standing for one car.
Council ta

Agent 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.



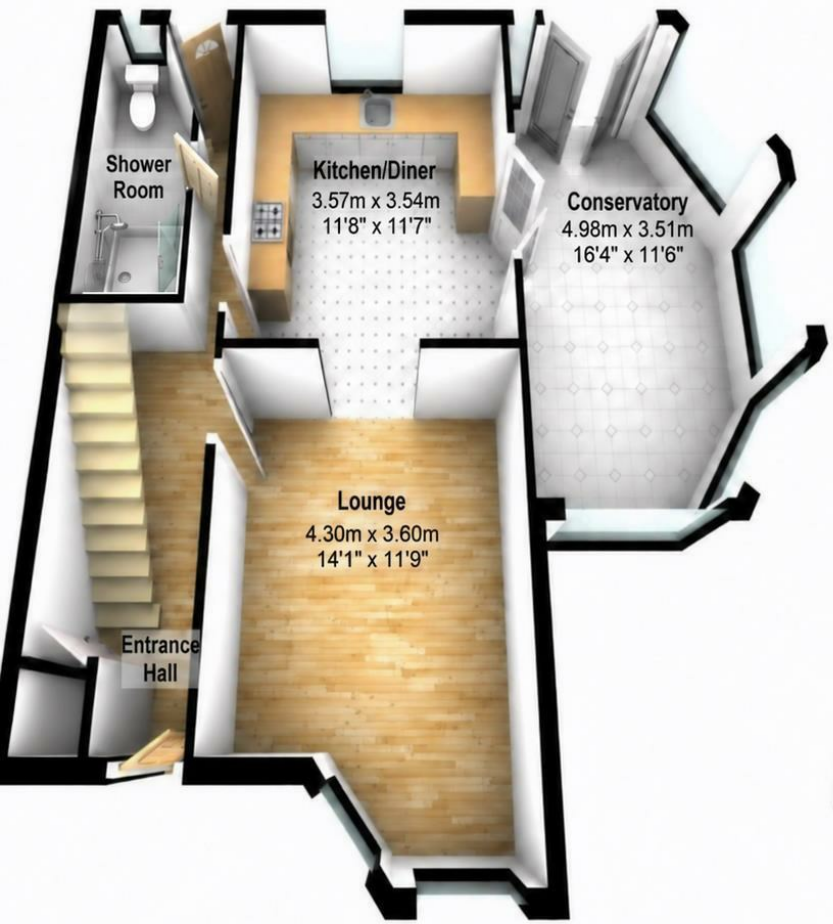






Ground Floor

Approx. 56.2 sq. metres (605.3 sq. feet)

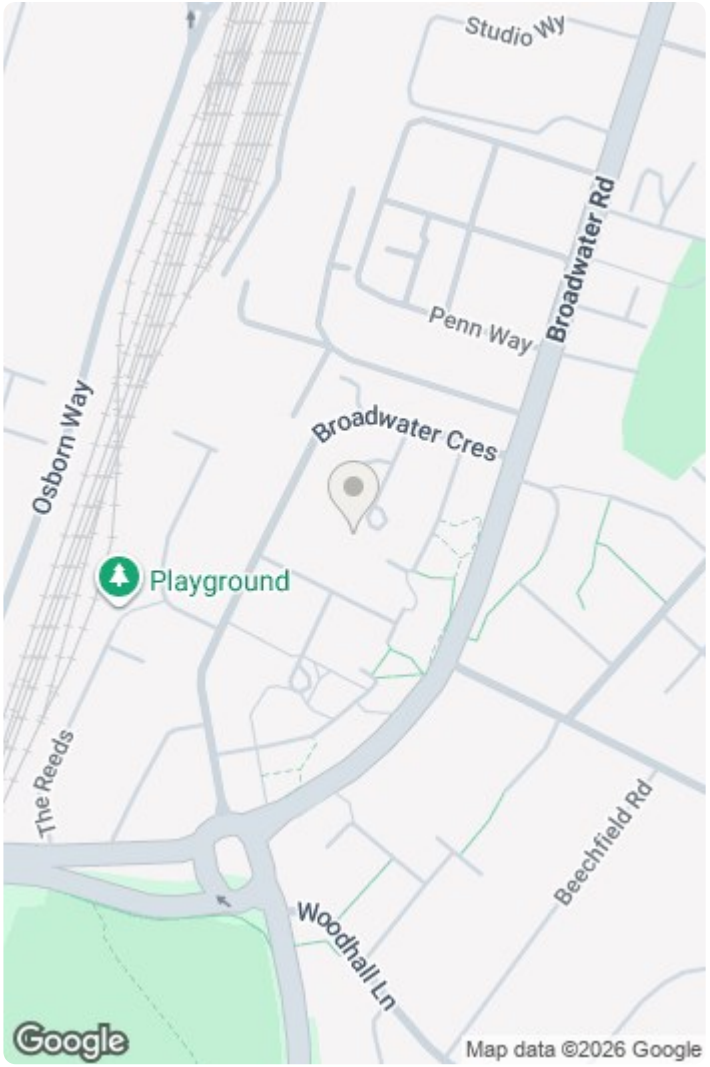


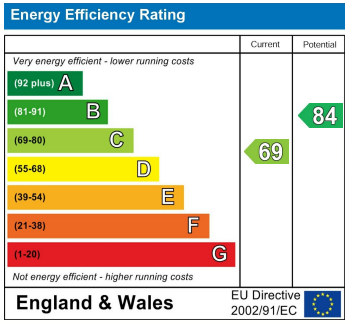
First Floor

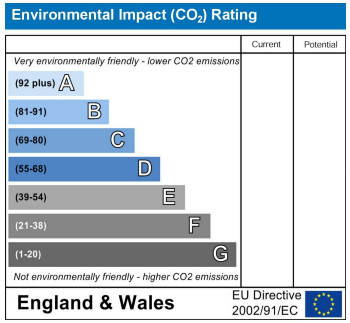
Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.9 sq. feet)







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