



Carnegie

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42 Pentley Park, Welwyn Garden City, Herts, AL8 7SB

£2,350 PCM

A well-presented three-bedroom detached home set on the highly regarded West Side of Welwyn Garden City, offering spacious and flexible accommodation, a private garden, balcony, large garage and excellent access to the town centre, station and local amenities. The house is located opposite sought after Templewood JMI school.

The property is arranged over two floors and extends to approximately 1,229 sq. ft. / 114.2 sq. m., according to the supplied floorplan. The ground floor comprises a welcoming entrance hall with useful storage, a downstairs WC, a generous living room, separate dining room with doors to the garden, and a modern fitted kitchen with sleek white cabinetry, dark worktops, integrated cooking appliances and space for laundry appliances.



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		
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	

wardrobe/storage areas and additional landing cupboards.

Externally, the property benefits from a private rear garden with patio space and mature planting, together with a substantial garage measuring approximately 26'9" x 8'10", providing excellent storage or parking

Located on Pentley Park, the property is well placed for Welwyn Garden City town centre, Waitrose, John Lewis, the Howard Centre and the mainline railway station, making it an excellent choice for commuters, families

Kitchen

11'5" x 10'0" (3.50m x 3.06m)

Living room

15'11" x 11'5" (4.86m x 3.49m)

Dining room

10'9" x 9'11" (3.29m x 3.04m)

Cloakroom

Entrance hall

Bedroom 1

13'5" x 10'0" (4.10m x 3.06m)

Bedroom 2

10'9" x 10'6" (3.29m x 3.22m)

Bedroom 3

9'10" x 7'7" (3.01m x 2.32m)

Landing

Bathroom

Description continued

The living room is a bright, well-proportioned reception space measuring approximately 15'11" x 11'5", while the separate dining room measures approximately 10'10" x 10', making it ideal for family dining, entertaining or use as an additional sitting area. The kitchen measures approximately 11'6" x 10' and offers a clean, contemporary finish with garden outlooks.

Upstairs, the principal bedroom measures approximately 13'5" x 10' and benefits from access to a private balcony, creating an attractive feature rarely found in homes of this size. There is a further double bedroom measuring approximately 10'10" x 10'7", plus a third bedroom measuring approximately 9'11" x 7'7", ideal as a single bedroom, nursery or home office. The first floor also includes a modern family bathroom, fitted



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