



**Handside Lane, Welwyn Garden City AL8 6SZ**

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## **Handside Lane, Welwyn Garden City**

**GUIDE PRICE- £800,000 - £850,000** Situated in one of Welwyn Garden City's most prestigious West Side locations, this beautifully presented CHAIN FREE three bedroom detached family home offers refined living just moments from the highly acclaimed Applecroft School, the town centre, and the mainline railway station. Upon entering the property, you are greeted by a welcoming entrance hall that leads into an impressive dual-aspect living room. Bathed in natural light and featuring a charming fireplace, this elegant space enjoys seamless access to the garden through patio doors, creating an effortless flow for both everyday living and entertaining. The heart of the home is the expansive kitchen/dining room, where bi-fold doors open fully onto the garden. A dedicated utility area and a stylish downstairs bathroom further enhance the home's functionality and appeal. The first floor continues to impress, offering three generously proportioned bedrooms, each designed with comfort and space in mind. A convenient cloakroom completes the accommodation, adding practicality to the home's luxurious layout. Externally a large rear garden - predominantly laid to lawn - provides an idyllic setting for outdoor relaxation with patio area and wooden gazebo - ideal for al fresco dining and summer gatherings. To the front, a private driveway and garage offer valuable off-road parking. Previous planning permission granted for two story extension.



### Living Room

Bi-fold doors to garden, double glazed window to front, wooden flooring, log burner.

### Kitchen/Dining Room

Double glazed window to front, bi-fold doors to rear, door to side, laminate flooring, radiator, double oven, gas hob, sink/drain, wall and base units.

### Utility Room

Space for washing machine and drier, work tops, wall and base units.

### Bathroom

Double glazed window to rear, W/C, wash hand basin, vanity, heated towel rail, bath with shower over.

### Bedroom One

Double glazed window to front and side, wooden flooring, radiator.

### Bedroom Two

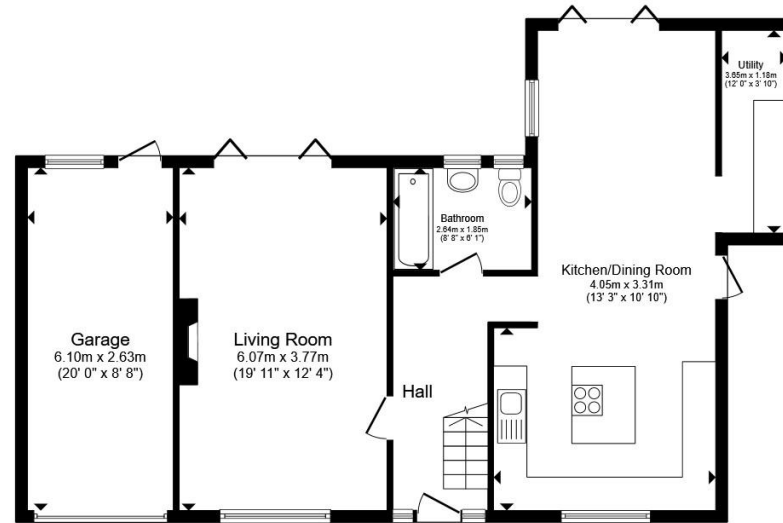
Double glazed window to front, radiator, air conditioning (hot and cold), wooden flooring.

### Bedroom Three

Double glazed window to rear and side, radiator, wooden flooring.

### Cloakroom

Double glazed window, W/C, wash hand basin, heated towel rail, wooden flooring.



Ground Floor



First Floor

Total floor area 151.7 m<sup>2</sup> (1,633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Handside Lane, Welwyn Garden City

- CHAIN FREE
- Detached House
- Three Bedrooms
- Desirable West Side Location
- Driveway and Garage
- Downstairs Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: 10.50

Guide Price

**£800,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1933. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109299 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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