



PUTTERILLS
— est. 1992 —

Guide Price £550,000
Handside Lane, Welwyn Garden City, Hertfordshire, AL8 6TD

PROPERTY SUMMARY

We are pleased to present this beautifully maintained three-bedroom family home, occupying a highly desirable position within one of Welwyn Garden City's most sought-after AL8 locations.

Thoughtfully improved and lovingly cared for by the current owners, the property offers bright and well-balanced accommodation throughout, centred around a spacious open-plan kitchen and dining room that forms the heart of the home.

Outside, a generous landscaped rear garden, garage and extensive driveway parking further enhance its appeal.

Ideally situated within walking distance of the town centre, mainline station, highly regarded schools, Stanborough Park and Gosling Sports Park, this superb home perfectly combines modern family living with exceptional convenience.







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White upper kitchen cabinets on the left side of the kitchen.

Stainless steel range hood mounted above the stove.

White upper kitchen cabinets in the center of the kitchen.

White upper kitchen cabinets on the right side of the kitchen.

Window above the sink with a view of greenery outside.

Black kettle on the countertop near the sink.

Vase of colorful tulips on the dining table.

Large white refrigerator with a calendar on top, located on the right side of the kitchen.

White door with a glass panel, leading outside, located on the far right.

Black dining table with four black chairs, located in the foreground on the left.

Patterned rug with a floral design, placed near the sink area.





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Handside Lane, AL8

Approximate Area = 83.61 sq m / 900 sq ft
 (Including Outbuilding)
 Outbuilding Area = 3.90 sq m / 42 sq ft



Ground Floor

First Floor

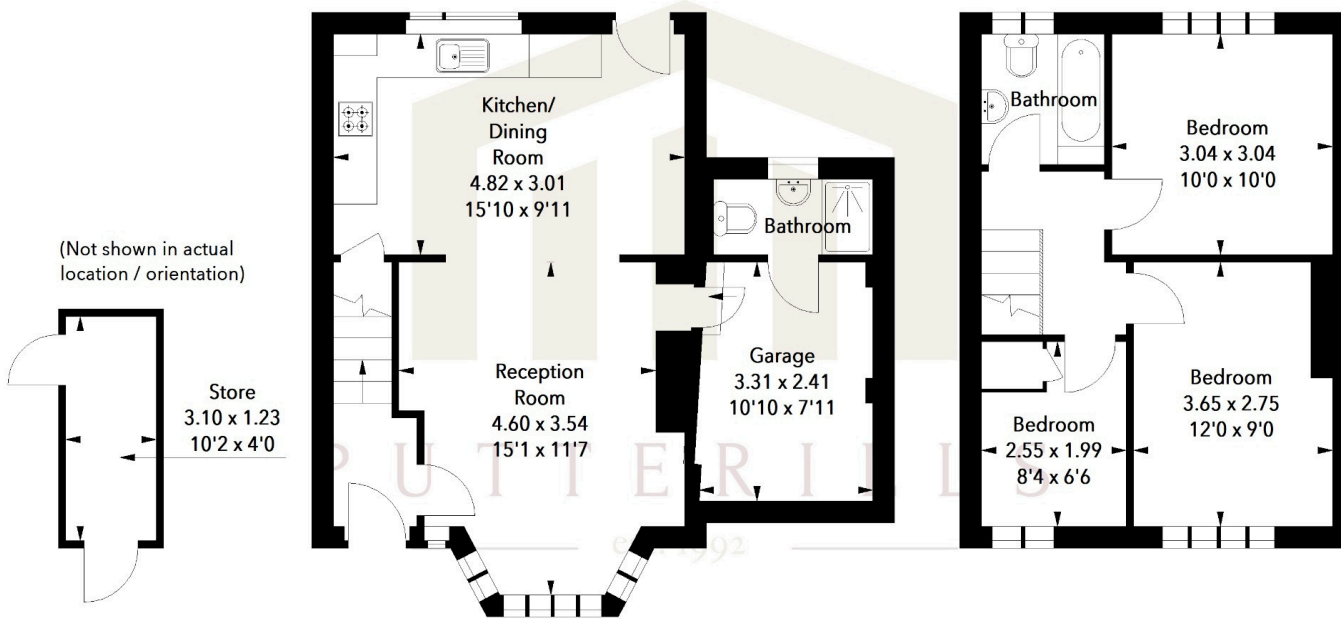


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
 Welwyn Hatfield

TENURE
 Freehold

COUNCIL TAX BAND D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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