



Carnegie

Estate Agents, Surveyors and Property Management

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49 Harmer Green Lane, Welwyn, AL6 0AP

£3,200 Per Calendar Month

Situated in the highly sought-after village of Digswell, this attractive detached family home offers spacious and versatile accommodation of approximately 1,848 sq ft (171.7 sq m) set within a generous garden plot. The ground floor provides excellent living space ideal for both family life and entertaining.



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	

Study/Bedroom 4

10'2" x 7'6" (3.1m x 2.3m)

Cloakroom

Landing

Bedroom 1

20'0" x 13'5" (6.1m x 4.1m)

Bedroom 2

16'8" x 12'9" (5.1m x 3.9m)

Bedroom 3

11'1" x 10'2" (3.4m x 3.1m)

Bathroom

Shower room

Dressing room

Garden

Description

A welcoming entrance hall leads to a substantial 20' x 19'5 living room, filled with natural light from large windows and featuring attractive parquet flooring and a fireplace. Double doors open through to a 15' dining room with views over the garden and direct access outside, creating a wonderful space for entertaining.

The kitchen (15' x 9'7) is well proportioned with good worktop space and access to the rear porch and boiler room. Also on the ground floor is a useful study/bedroom (10'2 x 7'7) and a cloakroom/WC.

Upstairs, the property offers four bedrooms arranged around a central landing. The principal bedroom (20' x 13'5) is particularly spacious and benefits from access to a dressing room and adjacent bathroom. Three further bedrooms provide flexible accommodation for family members or home working, supported by a family shower room and additional storage.

Externally, the property enjoys a large private garden, mainly laid to lawn, providing excellent space for children, outdoor entertaining and recreation. The rear garden also features a patio area and a useful outbuilding/shed. The setting is peaceful and green, surrounded by mature trees.

Location

Harmer Green Lane is located in the desirable village of Digswell, close to Welwyn Garden City and Welwyn North. The area is highly regarded for its excellent schools, village atmosphere and convenient transport links. Welwyn North station is within easy reach, offering fast rail services to London King's Cross and Moorgate, making the property ideal for commuters.

Entrance hall

Living room

20'0" x 19'4" (6.1m x 5.9m)

Dining room

15'1" x 11'1" (4.6m x 3.4m)

Kitchen

15'1" x 9'6" (4.6m x 2.9m)



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