



Carnegie

Estate Agents, Surveyors and Property Management

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

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**3 Cowslips, Welwyn Garden City, Hertfordshire, AL7 2JJ**

**£1,100 Per Month**

A 1 bedroom house in this quiet road in the popular Panhanger area of Welwyn Garden City. The property also benefits from new carpets upstairs and a shower over the bath. To the front is a decked area and to the side is a drying area for washing line. Allocated parking space.



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			94
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Living room

12'9" x 10'2" (3.9m x 3.1m)

### Kitchen

9'2" x 5'2" (2.8m x 1.6m)

### Bathroom

6'6" x 5'10" (2m x 1.8m)

### Bedroom

10'5" x 9'2" (3.2m x 2.8m)



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