



Bryan Bishop
and partners

Handside Lane
Welwyn Garden City, AL8 6TA

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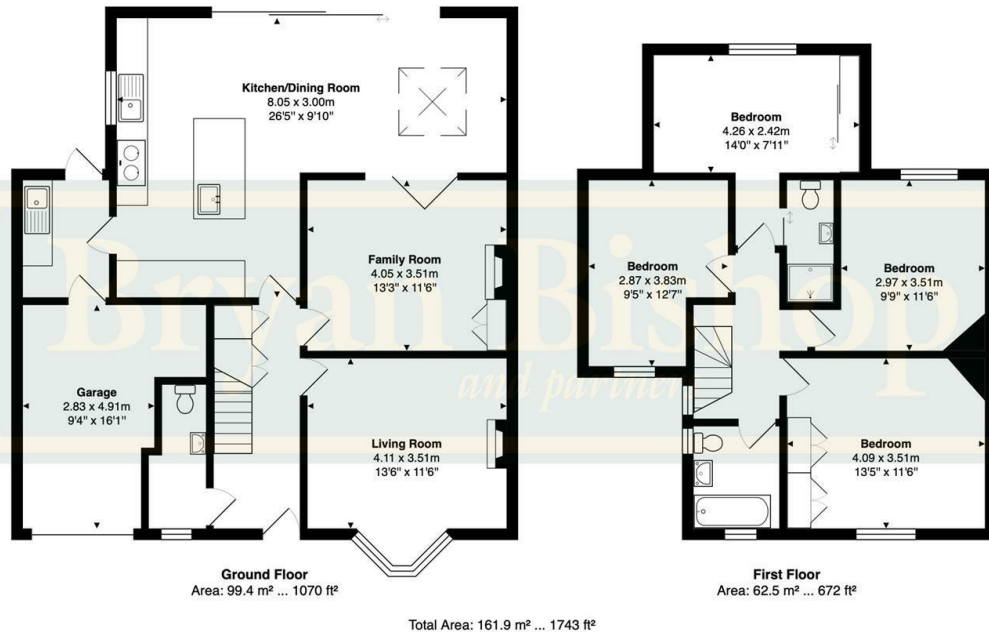
Summary

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Bryan Bishop and Partners are delighted to bring to the market this exceptional four bedroom, two bathroom family home located along one of the most highly desirable residential roads in Welwyn Garden City. The current owners have enjoyed living here for over fifteen years and during that time have meticulously maintained and improved the property, including a substantial refurbishment that incorporated an impressive two storey extension in 2016. The end result is an immaculately presented house and gardens that are absolutely bursting with practical, modern touches as well as a fully documented history of a detailed maintenance programme that has been followed without deviation and regardless of its cost.

The current owners have implemented a full electrical rewire, and installed a new central heating boiler, radiators and pressurised hot water tank; a water softener; underfloor heating in the kitchen, utility/laundry room and both of the bathrooms; dual power heated towel rails in both of the bathrooms; heated towel rail in the guest cloakroom; an EV charging point; RCD protected power in the large shed; a satellite dish wired into all of the bedrooms and the kitchen/dining room, family room and living room; a fully boarded and insulated loft space with two Velux roof lights, as well as many other valuable features covered in the room descriptions. As you can clearly see this is definitely a home you can confidently buy with your head as well as your heart.





Energy Efficiency Rating	
Current	Potential
	78
69	

Very energy efficient - lower running costs
 A (92 plus)
 B (81-91)
 C (69-80)
 D (55-60)
 E (39-54)
 F (21-38)
 G (1-20)
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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