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26 Reddings, Welwyn Garden City, AL8 7LA

£3,950 Per Calendar Month

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

26 Reddings, Welwyn Garden City, AL8 7LA

Located on the highly regarded Reddings on Welwyn Garden City's sought-after West Side, this substantial detached family home offers approximately 2,447 sq ft of well-arranged accommodation, presented in good decorative condition throughout. The ground floor provides excellent living space, including a generous living room, a separate formal dining room, and an impressive open-plan kitchen/breakfast room which forms the heart of the home. The kitchen is well equipped with a central island and flows naturally into the dining area, with doors opening onto the rear garden. Additional ground floor accommodation includes a study/home office (could be a further bedroom 5 as has en-suite shower room), utility room, cloakroom and internal access to the garage, making the layout highly practical for family living. To the first floor, the property offers four well-proportioned bedrooms, including a spacious principal bedroom, together with a family bathroom and additional shower room, providing ample facilities for a household of this size. Externally, the property enjoys a private and mature rear garden with patio seating area, ideal for outdoor entertaining. A detached garden office provides an excellent space for home working, separate from the main house. Driveway parking and garage storage further enhance practicality. The property is situated within easy reach of Welwyn Garden City town centre, mainline station and local amenities, while benefiting from the quiet, leafy surroundings for which the West Side is renowned. A rare opportunity to rent a spacious and well-located family home in one of Welwyn Garden City's most desirable residential areas.

Entrance hall 14'4" x 10'0" (4.37m x 3.07m)

Cloakroom

Study/Bedroom 5 12'0" x 9'8" (3.66m x 2.97m)

En-suite

Living room 13'7" x 12'1" (4.16m x 3.69m)

Kitchen 23'11" x 13'1" (7.29m x 4.00m)

Dining room 15'11" x 10'5" (4.86m x 3.20m)

Utility room 11'3" x 10'2" (3.43m x 3.12m)

Bedroom 1 12'1" x 10'1" (3.69m x 3.08m)

En-suite

Bedroom 2 14'9" x 10'9" (4.50m x 3.30m)

Bedroom 3 8'5" x 9'10" (2.59m x 3.00m)

Bedroom 4 8'5" x 9'10" (2.59m x 3.00m)

Bathroom

Garden office

Landing

Agent note

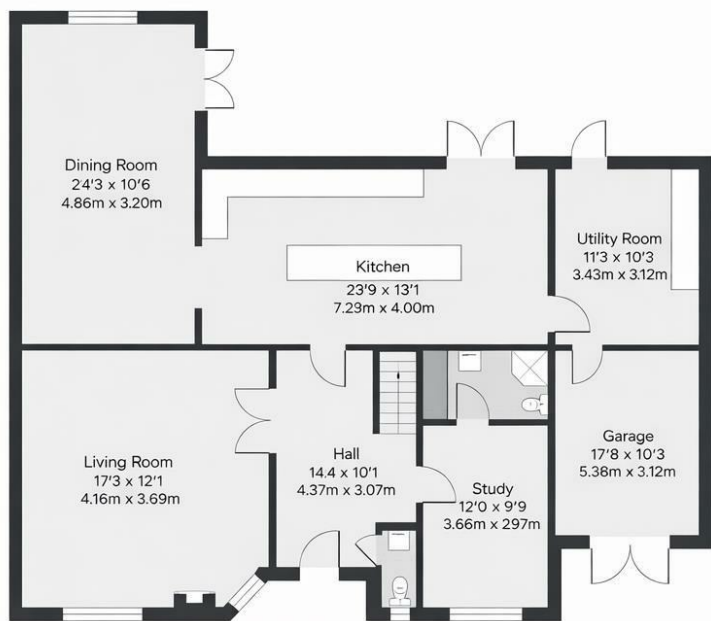
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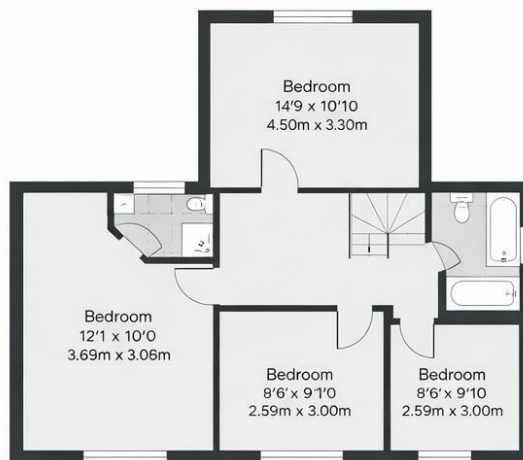
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Ground Floor

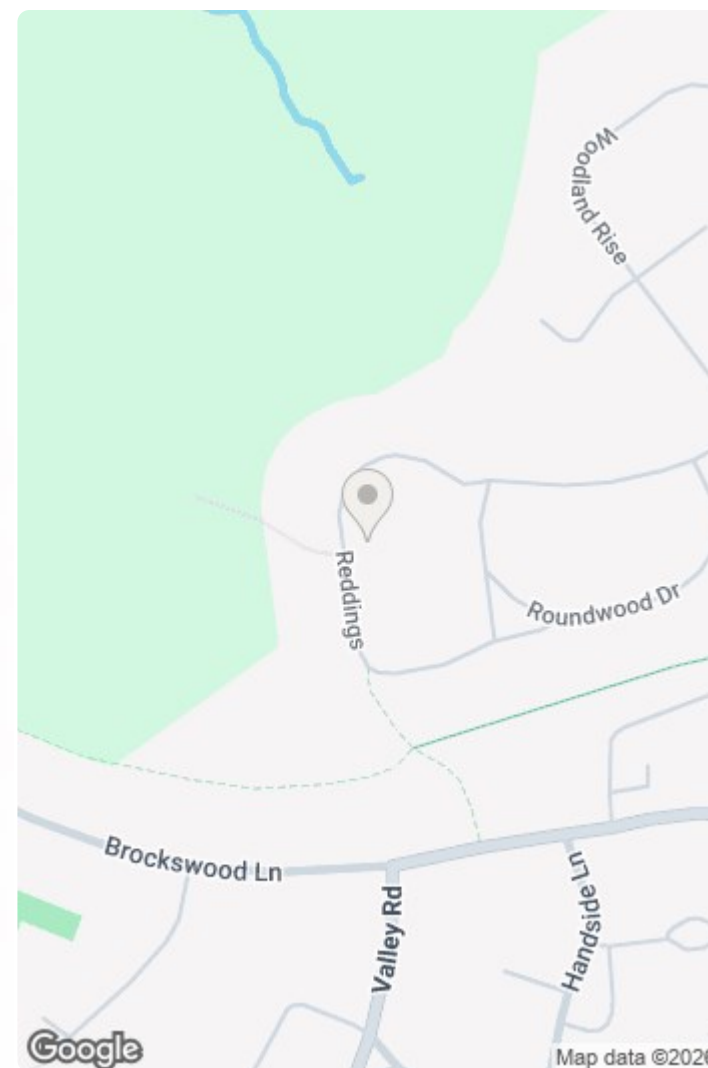
Ground Floor
Approximate Gross Internal Area
1620 sq ft
(1620 sq ft)



First Floor

First Floor
Approximate Gross Internal Area
822 sq ft
(827 sq ft)

Approximate Gross Internal Total Area = 227 sq m/ 2447 sq ft



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		
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