



6 Beauchamps, Welwyn Garden City, Herts, AL7 1FG

£2,350 PCM

Sell with us from £1495 + VAT



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

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

6 Beauchamps, Welwyn Garden City, Herts, AL7 1FG

This delightful semi-detached house offers a perfect blend of comfort and convenience. A 4 bedroom house in this quiet turning in the popular Panshanger area of Welwyn Garden City. Accommodation includes Living room, kitchen/Breakfast room, Conservatory, cloakroom, en-suite to master bedroom and family bathroom. Garden , Garage and Parking.The location is particularly advantageous, as it is situated close to a large local supermarket, making grocery shopping and daily errands incredibly convenient. This semi-detached house in Beauchamps is not just a property; it is a place where you can create a home filled with warmth and joy. With its generous living spaces and prime location, it is an opportunity not to be missed.

Measurements

- Ground Floor
- Entrance Hall
 - Cloakroom
 - Living Room: 15'7" x 11'10" (4.7m x 3.6m)
 - Kitchen/Breakfast Room: 15'3" x 11'5" (4.7m x 3.5m)
 - Conservatory: 11'10" x 9'6" (3.6m x 2.9m) – approximate
- First Floor
- Bedroom Two: 11'5" x 8'10" (3.5m x 2.7m)
 - Bedroom Three: 9'10" x 8'10" (3.0m x 2.7m)
 - Bedroom Four: 7'10" x 6'2" (2.4m x 1.9m)
 - Family Bathroom
- Second Floor
- Master Bedroom: 16'8" max x 13'3" max (5.1m x 4.0m)
 - En-suite Shower Room
 - Airing Cupboard
 - Eaves Storage
- Outside
- Detached Garage: 17'5" x 8'11" (5.3m x 2.7m)
 - Private Rear Garden
 - Driveway Parking

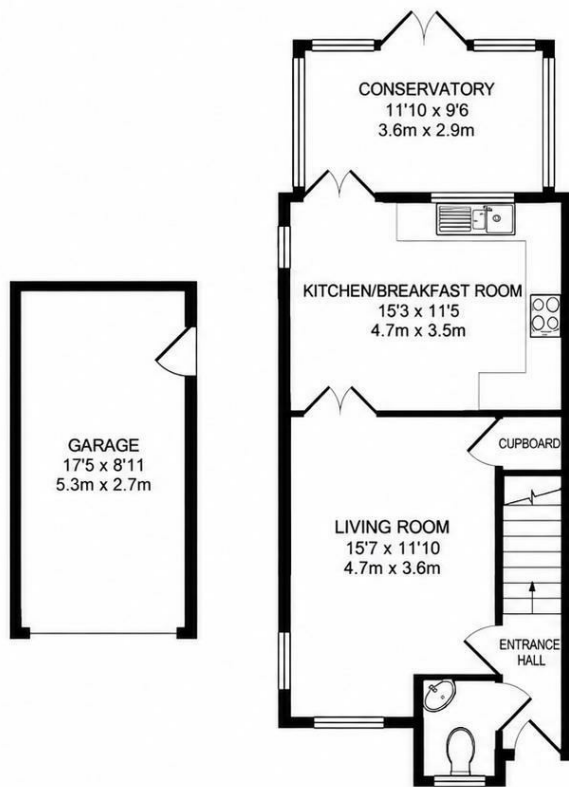


Agent note

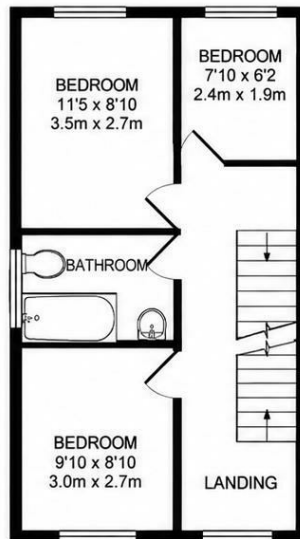
All measurements, floor areas and dimensions are approximate and are provided for guidance purposes only. They have not been independently verified and should not be relied upon as exact. Some photographs have been digitally enhanced or altered using artificial intelligence (AI), including virtual furnishing, to improve presentation. They may not accurately reflect the property's current appearance, furnishings or condition. The floorplan is for illustrative purposes only and has been adapted from a comparable property. Its layout and dimensions should be independently verified. These particulars do not form part of any offer or contract. Prospective tenants should satisfy themselves as to the accuracy of all information provided through their own inspection and enquiries.



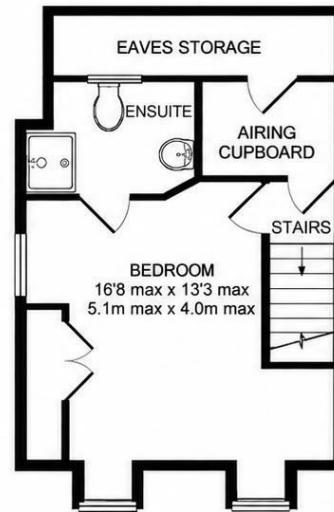
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA



GROUND FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.2 SQ.M.)

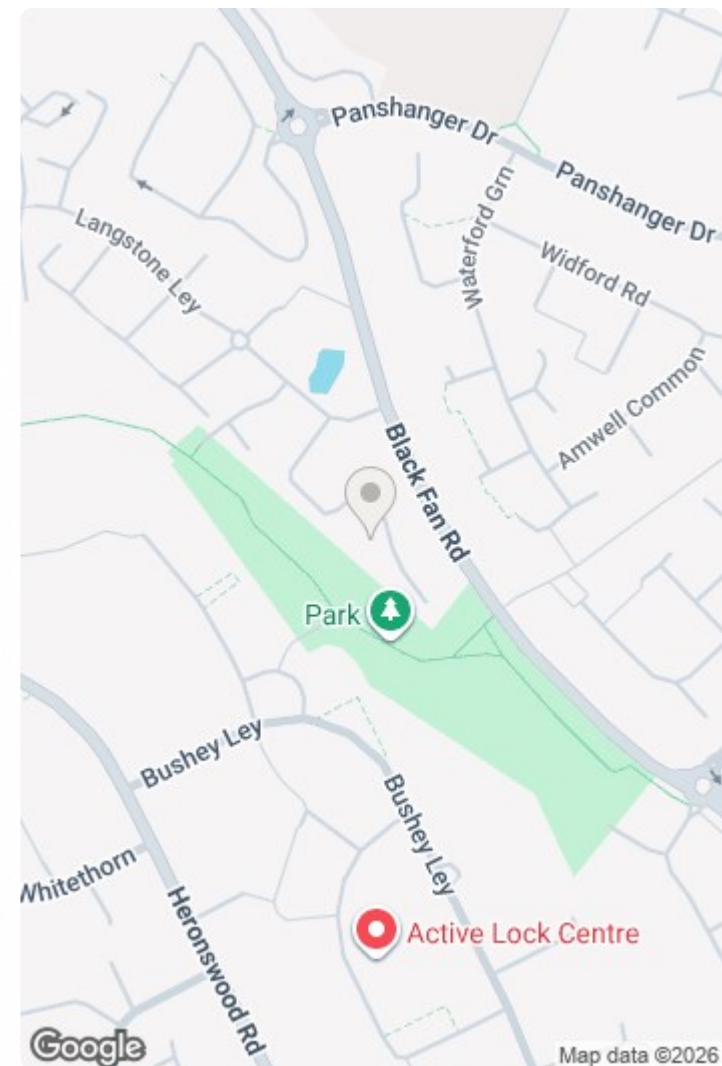


1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.1 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	

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

Company incorporated in England No. 4713968
VAT No. 745 8368 91



