



1 Northwood, Welwyn Garden City, Herts, AL7 2PX

£2,450 PCM

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

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A substantial four-bedroom detached home occupying a quiet cul-de-sac position on the popular Panshanger development. Offering almost 2,000 sq ft of versatile accommodation, including three bathrooms, a conservatory, mature garden, the property provides generous living space in a highly convenient location.

Description

Beautifully maintained throughout, the property offers spacious and flexible living accommodation with a warm, traditional feel. Whilst not recently modernised, it has been exceptionally well cared for and provides comfortable, well-proportioned living space throughout.

The welcoming entrance hall leads to an impressive dual-aspect living room with direct access to a large conservatory overlooking the rear garden, creating an excellent additional reception area and an ideal space to enjoy the garden throughout the seasons.

The generous kitchen/breakfast room is fitted with an extensive range of solid wood units incorporating a central peninsula and provides ample space for everyday dining. The ground floor shower room adds further practicality and flexibility.

To the first floor are four bedrooms comprising three generous doubles and a well-proportioned single bedroom. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, whilst the remaining bedrooms are served by a family bathroom.

Outside, the mature rear garden enjoys a good degree of privacy and is mainly laid to lawn with established planting and a large conservatory opening onto the garden. To the front, the property benefits from driveway parking for several vehicles together with a detached double garage.

Northwood occupies a quiet position within the popular Panshanger development, ideally placed for everyday convenience. Morrisons supermarket, Tesco Express, local shops, cafés and other amenities are all within easy reach, whilst the surrounding area offers an excellent network of parks, cycle paths and countryside walks. Welwyn Garden City town centre, John Lewis, Waitrose and the mainline railway station are approximately two miles away, providing fast rail services into London King's Cross. The A1(M), A414 and M25 are also readily accessible, making the location ideal for commuters.

Take note

Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.

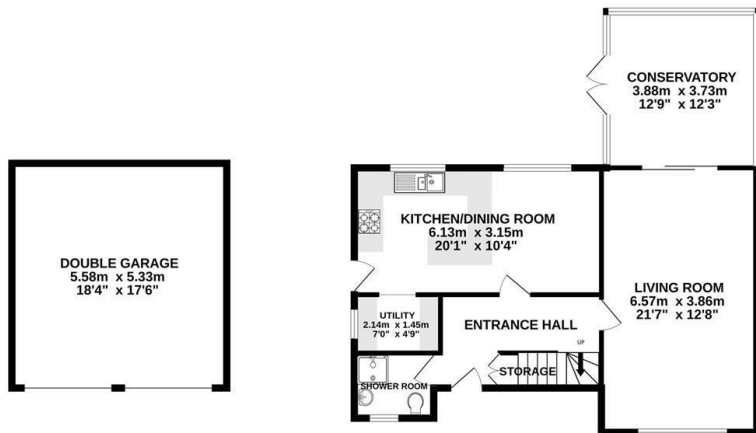


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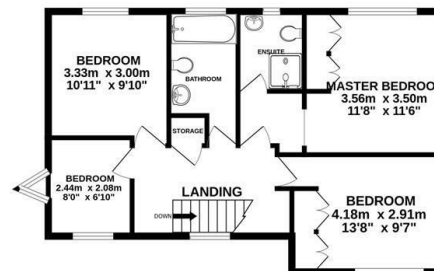
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GROUND FLOOR
104.5 sq.m. (1125 sq.ft.) approx.

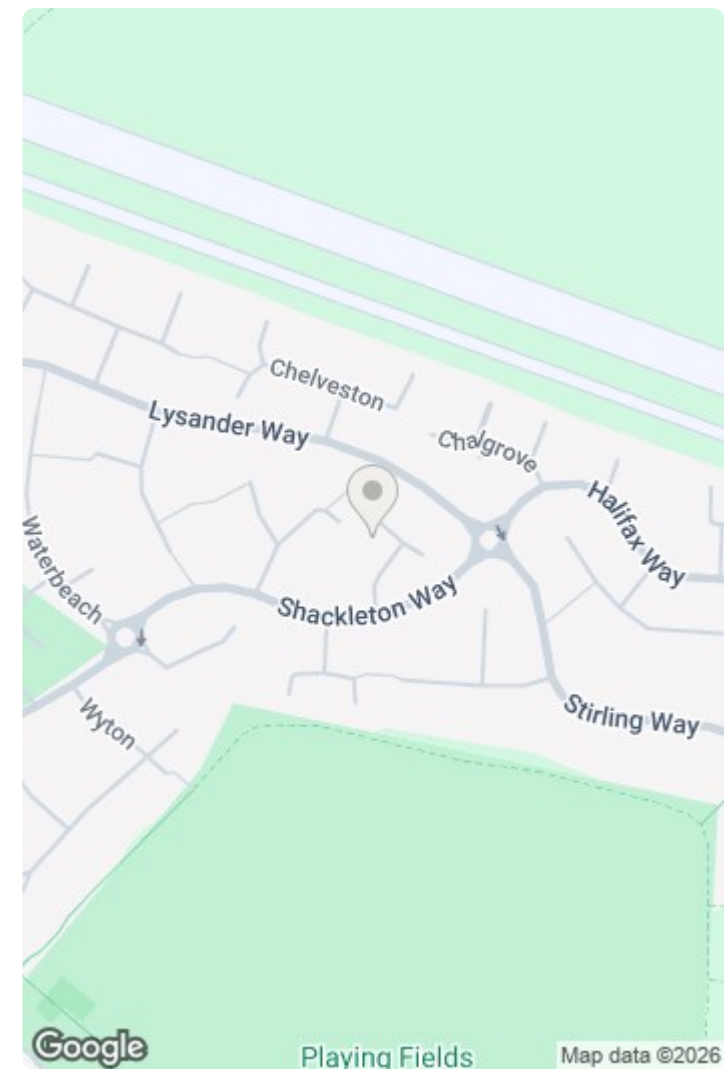


1ST FLOOR
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA : 163.1 sq.m. (1756 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
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