



CARNEGIE PHOTOGRAPHY

1C Elmoor Avenue, Welwyn, Hertfordshire, AL6 9PG

£695,000

Sell with us from £995 + VAT



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

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

1C Elmoor Avenue, Welwyn, Hertfordshire, AL6 9PG

A fantastic 3 double bedroom, 2 bathroom house in this ideal location just a couple of minutes walk from Welwyn High Street with it's Tesco Express and a host of pubs and restaurants. Built by renowned local builder Netherdown in 2004, the property offers generous accommodation with a bright conservatory to the rear. Parking for 2-3 cars and integral garage. The A1(M) is a couple of minutes drive. St Mary's JMI school is a 5 minute walk away.

Entrance hall

Kitchen 10'9" x 10'8" (3.29m x 3.26m)

Living room 21'6" x 12'11" (6.56m x 3.96m)

Conservatory 15'6" x 10'8" (4.74m x 3.26m)

Cloakroom

Landing

Master bedroom 14'7" x 12'9" (4.46m x 3.90m)

En-suite shower room

Bedroom 2 14'7" x 10'10" (4.46m x 3.32m)

Bedroom 3 11'8" x 9'6" (3.58m x 2.92m)

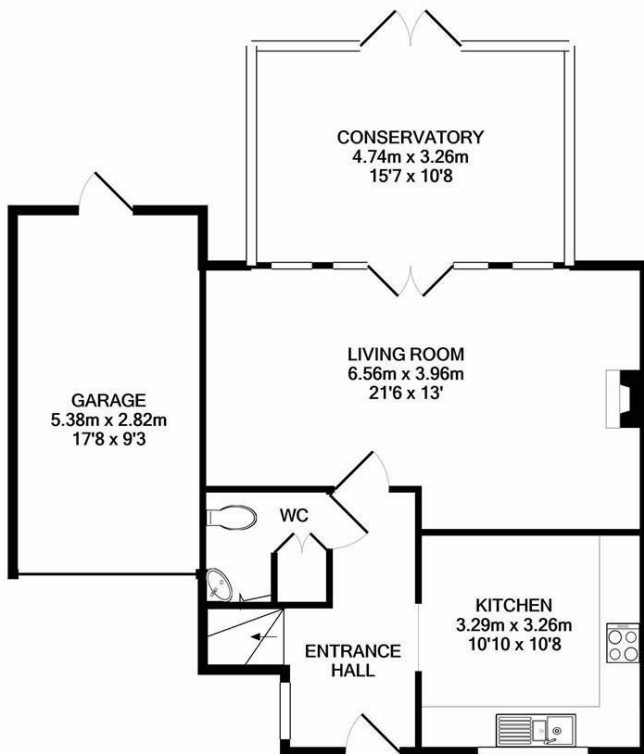
Garage 17'7" x 9'3" (5.38m x 2.82m)

Bathroom

Garden



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



TOTAL APPROX. FLOOR AREA 140.3 SQ.M. (1511 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021



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		
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



