



22 School Lane, Welwyn, Hertfordshire, AL6 9PH

£750,000

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

22 School Lane, Welwyn, Hertfordshire, AL6 9PH

A charming 4 bedroom house very close to the village centre of sought after Welwyn village. The property has been upgraded by the current owner to provide a spacious family house with front and rear gardens. Garage and driveway parking. Accommodation includes;

Kitchen 13'5" x 8'7" (4.09m x 2.62m)

Lounge/diner 23'11" x 13'1" (7.3m x 4.0m)

Study 9'10" x 8'6" (3.0m x 2.6m)

Cloakroom

Entrance hallway

Bedroom 2 13'1" x 10'2" (4.0m x 3.1m)

Bedroom 3 11'5" x 11'1" (3.5m x 3.4m)

Bedroom 4 14'5" at max x 6'10" (4.40m at max x 2.1m)

Bathroom

Bedroom 1 14'9" x 13'1" (4.5m x 4.0m)

Storage room

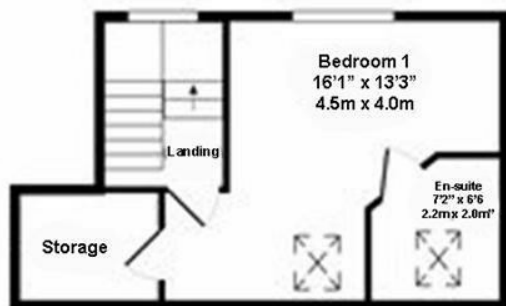
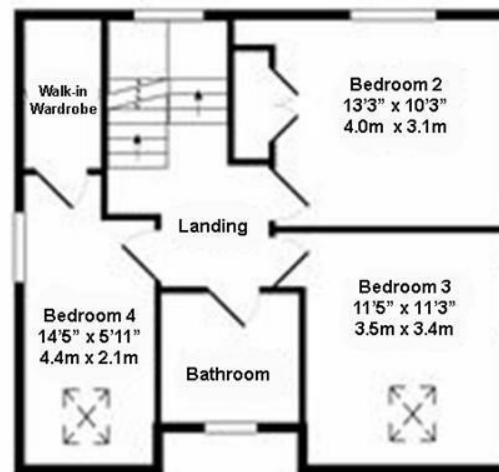
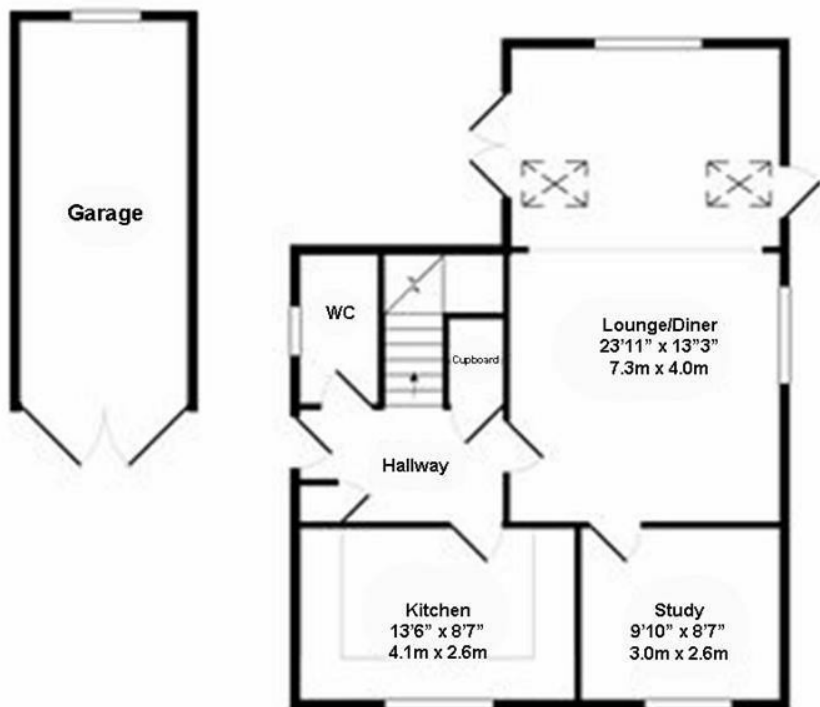
Garage

Garden

Store room



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Total floor area approx 1563 sq ft (145.3 sq m)
Measurements are approximate and accuracy cannot be guaranteed. Any interested parties should conduct their own measurements to ensure accuracy.



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	84

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	

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Company incorporated in England No. 4713968
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