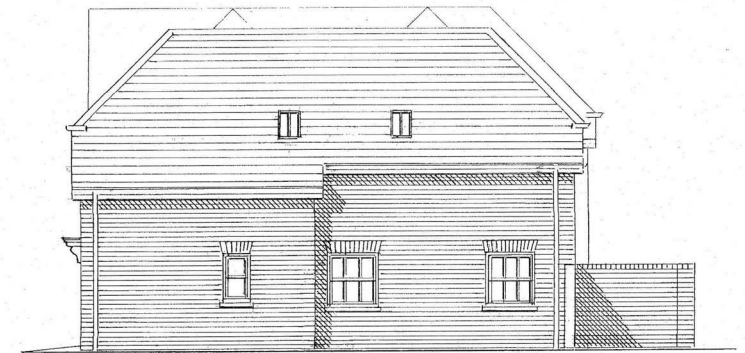




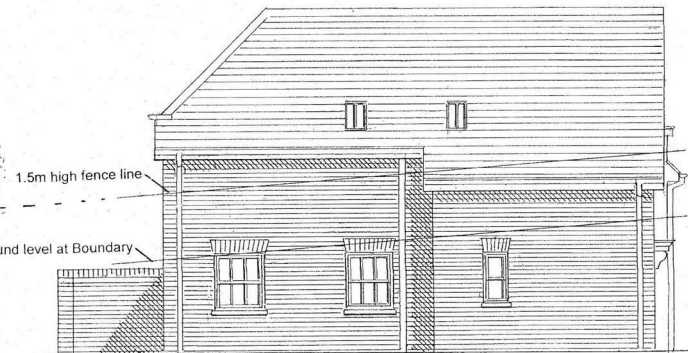
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



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Carnegie Estate Agents are delighted to offer early to the market, a brand new development of three bespoke houses, located just a minutes' walk from the centre of the sought after Welwyn Village. The development, due to be fully completed in June 2022, offers high specification and generous accommodation over two floors. Finished to a high level, each property provides 3 bright and spacious bedrooms and 2 luxury bathrooms (one en-suite) at first floor level. The ground floor provides open plan accommodation with separate utility and downstairs WC. Private walled gardens to the rear and private parking for two cars to the front of the properties. Early reservation will provide opportunity, to customise the properties to suit preference and taste, should you so choose.

Viewing

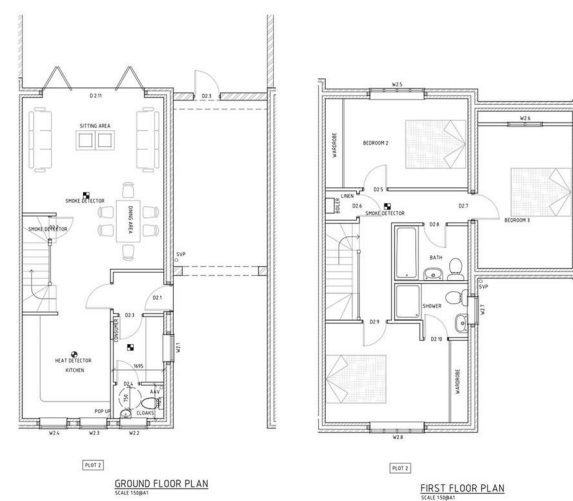
Viewings and site visits must strictly be arranged via the client's sole selling agent Carnegie Estate Agents on 01438 716060 or post@carnegieuk.com

Information

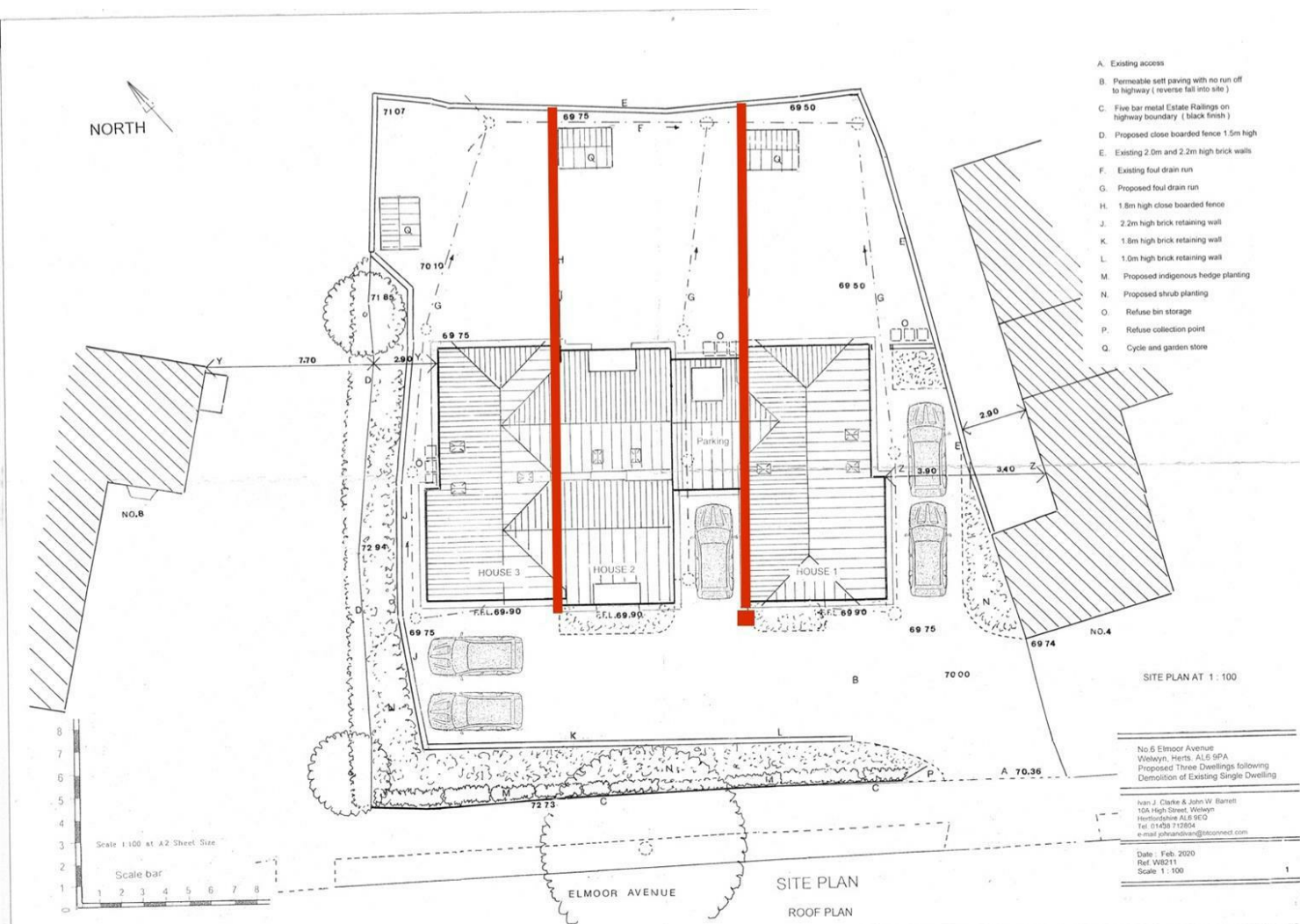
Energy Performance Certificate to follow and Council tax banding TBC.

Reservation

Reservation will be via an agreement with the client's solicitor and a deposit of £10,000 will be required.



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



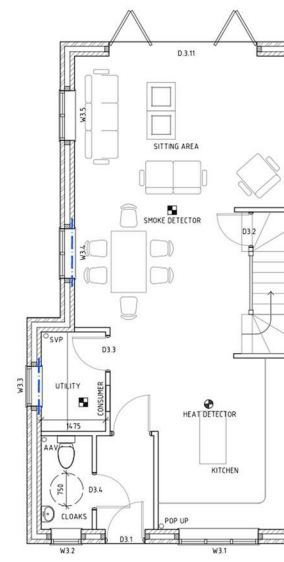
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

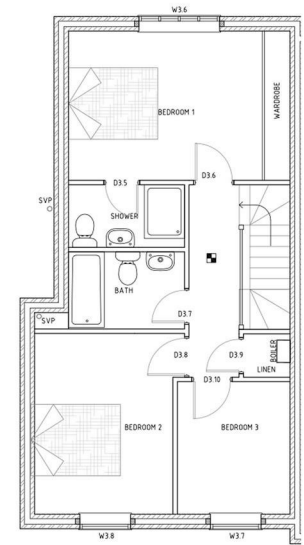
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968
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PLOT 3



PLOT 3



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