



6b Elmoor Avenue, Welwyn, Hertfordshire, AL6 9PA

£775,000

Sell with us from £995 + VAT



Carnegie

Web: www.carnegieuk.com

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

6b Elmoor Avenue, Welwyn, Hertfordshire, AL6 9PA

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.

Reception room 25'11" x 13'9" (7.9m x 4.20m)

Kitchen 10'9" x 15'1" (3.30m x 4.60m)

Cloakroom

Bedroom 1 15'1" x 10'9" (4.6m x 3.3m)

En-suite shower room

Bedroom 2 9'10" x 15'1" (3.0m x 4.60m)

Bedroom 3 10'5" x 9'10" (3.20m x 3.0m)

Bathroom

Council tax

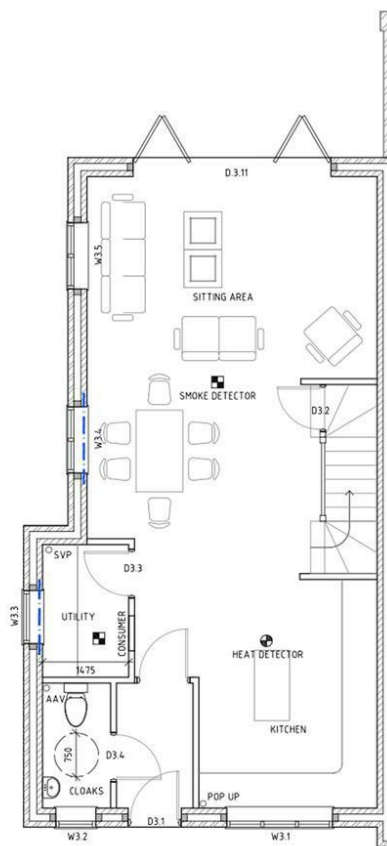
TBC



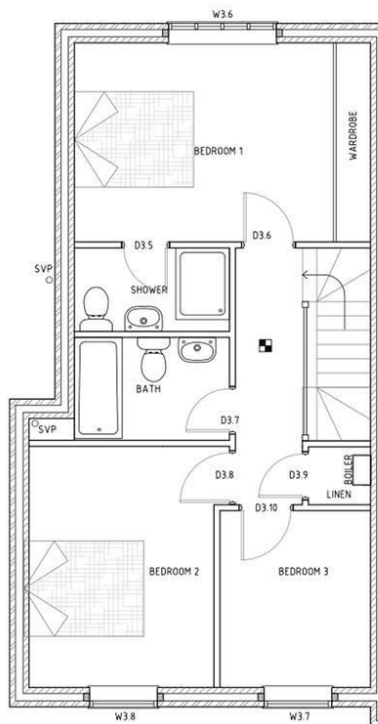
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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

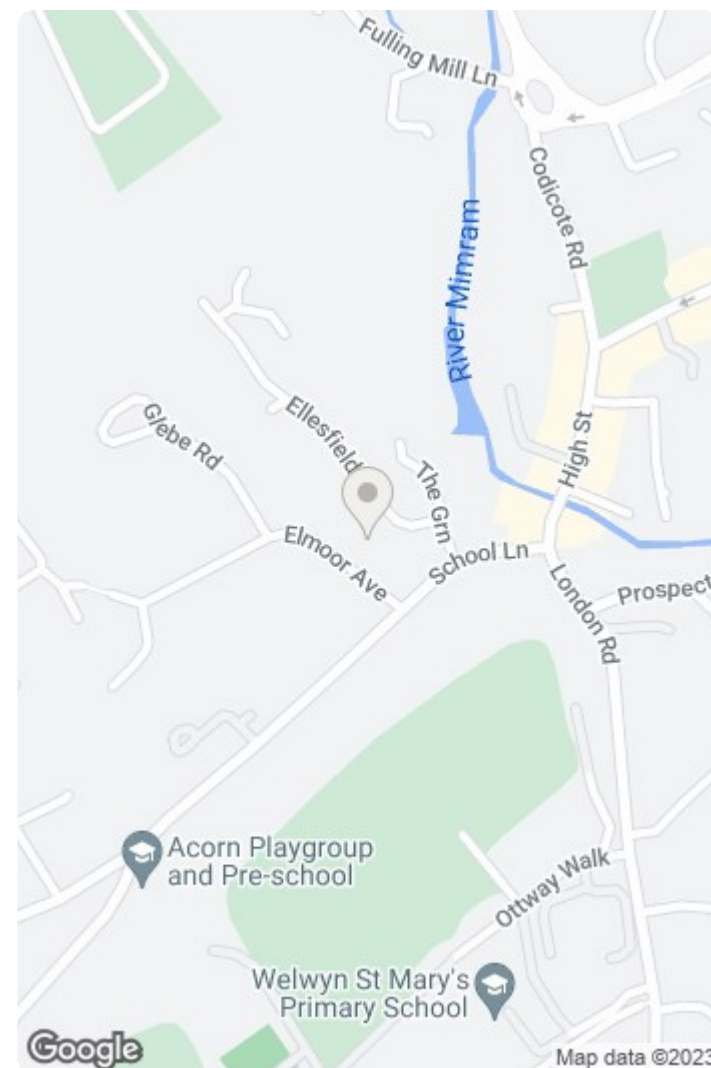




PLOT 3



PLOT 3



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	

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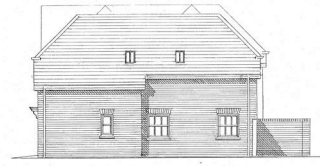
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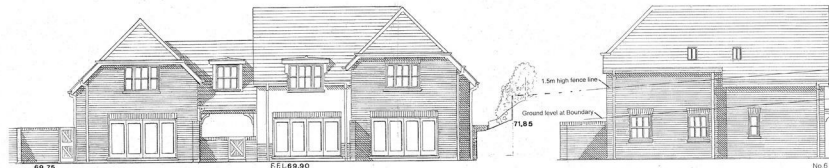
- Roof - Brown hand made clay tiles
- Walls - Soft red stock brickwork with central area smooth white washed render
- Finestration - Sash windows with flat brick arched lintels and stone sub-cills
- Doors - Front doors painted timber half glazed
- Rear Doors - Fully glazed timber sliding doors with paint finish
- Front Door Surrounds - Timber canopy, brackets and architraves, lead clad roof
- Downers - Lead clad roofs and cheeks
- Skylights - Low profile conservation lights



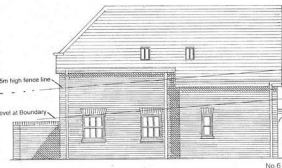
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

Scale 1:100 at A2 Sheet Size

Scale bar

No. 6 Elmore Avenue
Widelynn, Harps, ALB SPA
Proposed Three Dwellings following
Demolition of Existing Single Dwelling

Warr J. Cooper & John W. Barrett
100 High Street, Widelynn
Hertfordshire AL9 8EQ
Tel: 01438 710004
e-mail: pharandwin@connect.com

Date: Feb 2020
Ref: 190214
Scale 1:100

4

NORTH

