



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

£745,000

Sell with us from £995 + VAT



Carnegie

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

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

Carnegie Estate Agents are delighted to offer to the market, this brand new bespoke house, located just a minutes' walk from the centre of the sought after Welwyn Village. The development 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 side of the property.

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

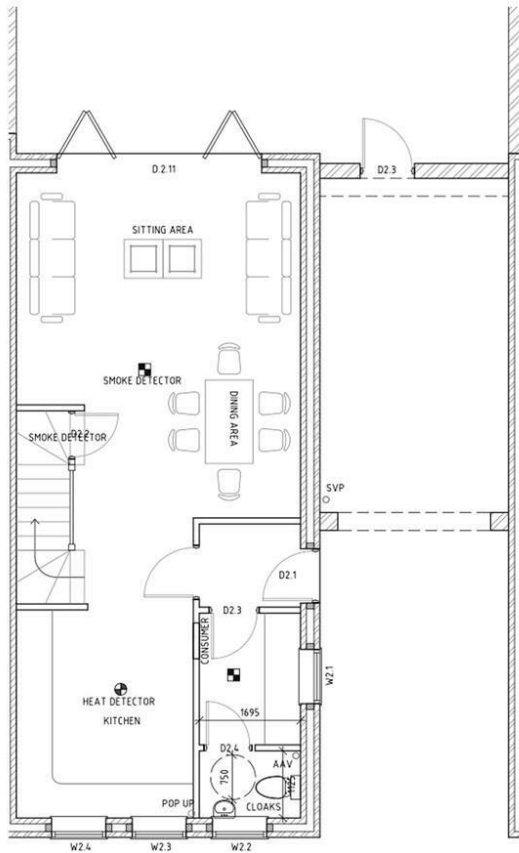
TBC

Agent note

Furniture has been superimposed in some of the photos to give an idea of furnishings and is in no way intended to show what furniture will fit in the property. Any interested buyers should take their own measurements to ensure accuracy of space and sizes.

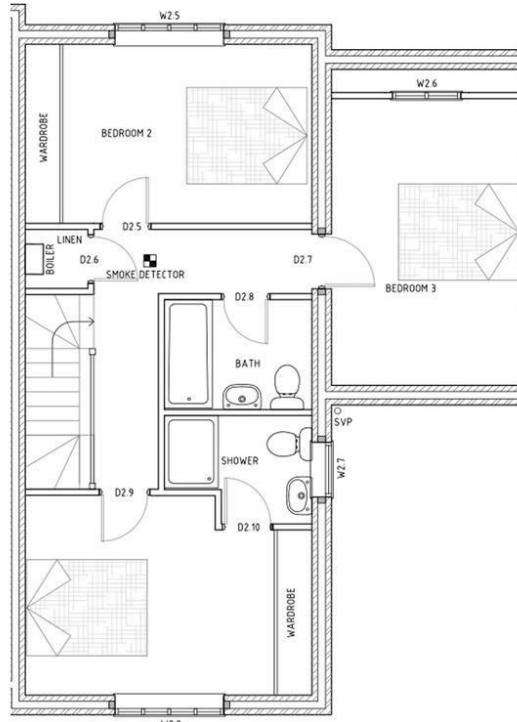


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PLOT 2

GROUND FLOOR PLAN
SCALE 1:50@A1



PLOT 2

FIRST FLOOR PLAN
SCALE 1:50@A1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(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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Company incorporated in England No. 4713968
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