



62 Valley Road, Welwyn Garden City, AL8 7DN

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

62 Valley Road, Welwyn Garden City, AL8 7DN

Nestled on the charming Valley Road in Welwyn Garden City, this delightful house offers a perfect blend of comfort and convenience. Built in 1925, the property boasts a generous living space, making it an ideal family home. With four well-proportioned double bedrooms, there is ample room for relaxation and privacy. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The generous garden is a standout feature, providing a lovely outdoor space for children to play or for hosting summer gatherings. The large decked terrace extends the living area outdoors, offering a wonderful spot for al fresco dining or simply soaking up the sun. For families, the property is conveniently located near Applecroft Junior Mixed Infants School, making the morning school run a breeze. Additionally, it is just a ten-minute walk to the bustling town centre of Welwyn Garden City, where you will find a variety of shops, cafes, and amenities. The station also provides easy access to London and other destinations, making it an excellent choice for commuters. Parking is made easy with a driveway that accommodates 2-3 cars, ensuring that you and your guests will always have a space to park. This charming home on Valley Road is a wonderful opportunity for those seeking a spacious and well-located property in a desirable area. Don't miss the chance to make it your own.

Entrance hall

Living room 15'10" x 11'1" (4.84m x 3.39m)

Kitchen/dining room 19'10" x 11'4" (6.06m x 3.46m)

Snug 12'9" x 9'5" (3.90m x 2.89m)

Utility room/shower room

Cloakroom

Landing

Bedroom 1 15'10" x 11'1" (4.84m x 3.39m)

En-suite shower room

Bedroom 2 11'4" x 10'0" (3.47m x 3.07m)

Bedroom 3 11'4" x 9'4" (3.47m x 2.87m)

Bedroom 4 10'1" x 9'8" (3.08m x 2.97m)

Bathroom

Decked terrace

Garden

Council tax Band E - £2,800.97 for 2025/26

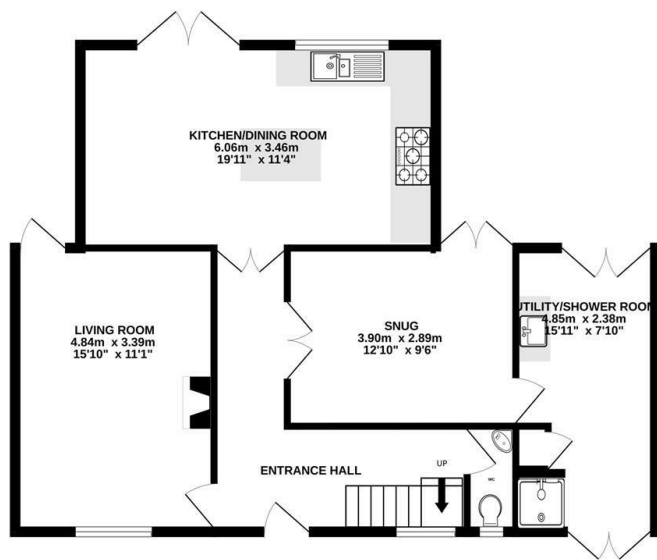


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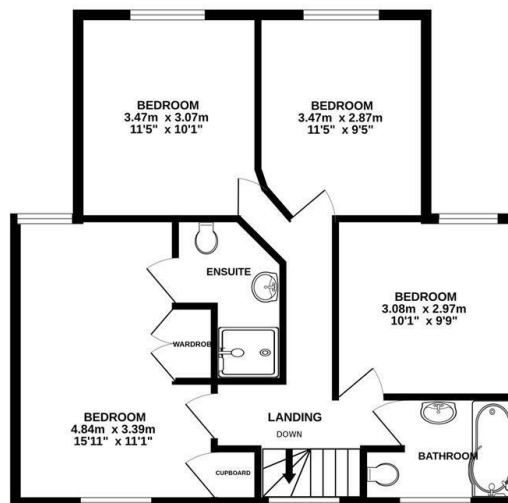
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GROUND FLOOR
73.2 sq.m. (788 sq.ft.) approx.



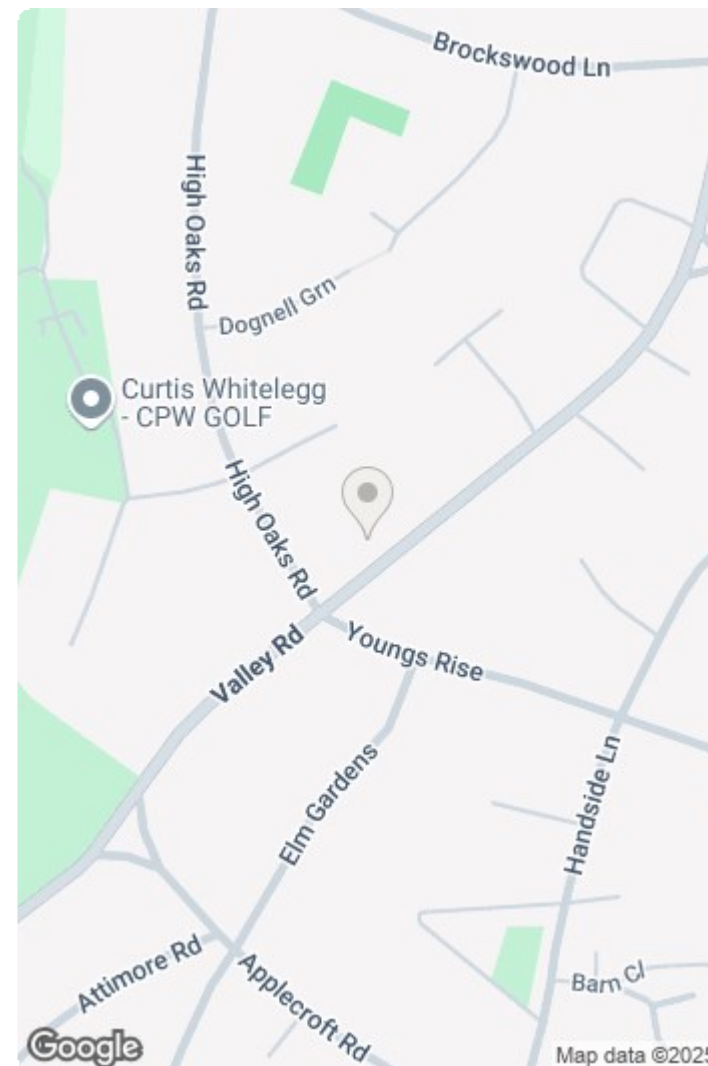
1ST FLOOR
61.9 sq.m. (666 sq.ft.) approx.



TOTAL FLOOR AREA : 135.1 sq.m. (1454 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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		
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Not environmentally friendly - higher CO ₂ emissions		
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