



44 Rowans, Welwyn Garden City, AL7 1PA

£425,000

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Carnegie

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

## 44 Rowans, Welwyn Garden City, AL7 1PA

Offered chain free and nestled in the charming area of Haldens, Welwyn Garden City, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The generous living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen offers an ideal space for cooking. Family bathroom and downstairs cloakroom. One of the standout features of this home is the south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property benefits from driveway parking, ensuring that you have a secure and convenient place for your vehicle. Situated close to local shops, residents will appreciate the ease of access to everyday amenities, making this location both practical and desirable. Whether you are looking for a family home or a comfortable retreat, this property in Welwyn Garden City is sure to impress. Don't miss the opportunity to make this lovely house your new home.

### Entrance hall

**Living room 21'6"m x 10'8" (6.57m x 3.26m)**

**Kitchen 15'7" x 7'10" (4.75m x 2.40m)**

### Cloakroom

**Bedroom 1 11'5" x 10'11" (3.50m x 3.34m)**

**Bedroom 2 10'11" x 10'11" (3.35m x 3.34m)**

**Bedroom 3 9'4" x 7'10" (2.85m x 2.40m )**

### Bathroom

**Garden store/workshop 9'5" x 7'0" (2.88m x 2.15m)**



### Information

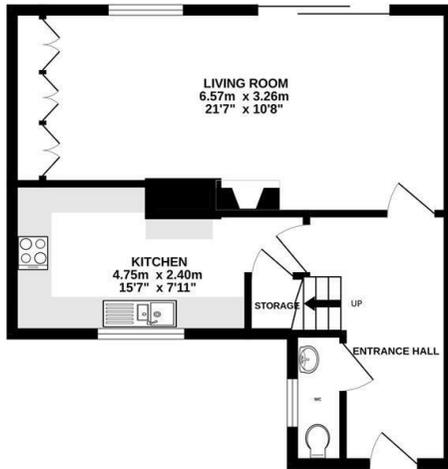
Council tax band D - £2,291.70 for 2025/26

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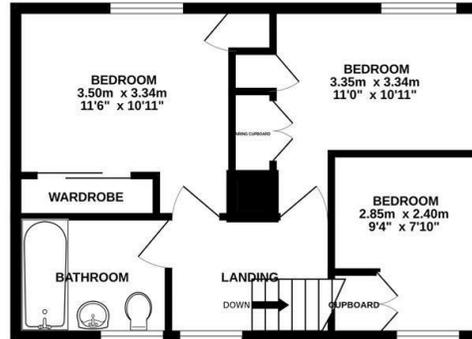
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GROUND FLOOR  
47.1 sq.m. (507 sq.ft.) approx.

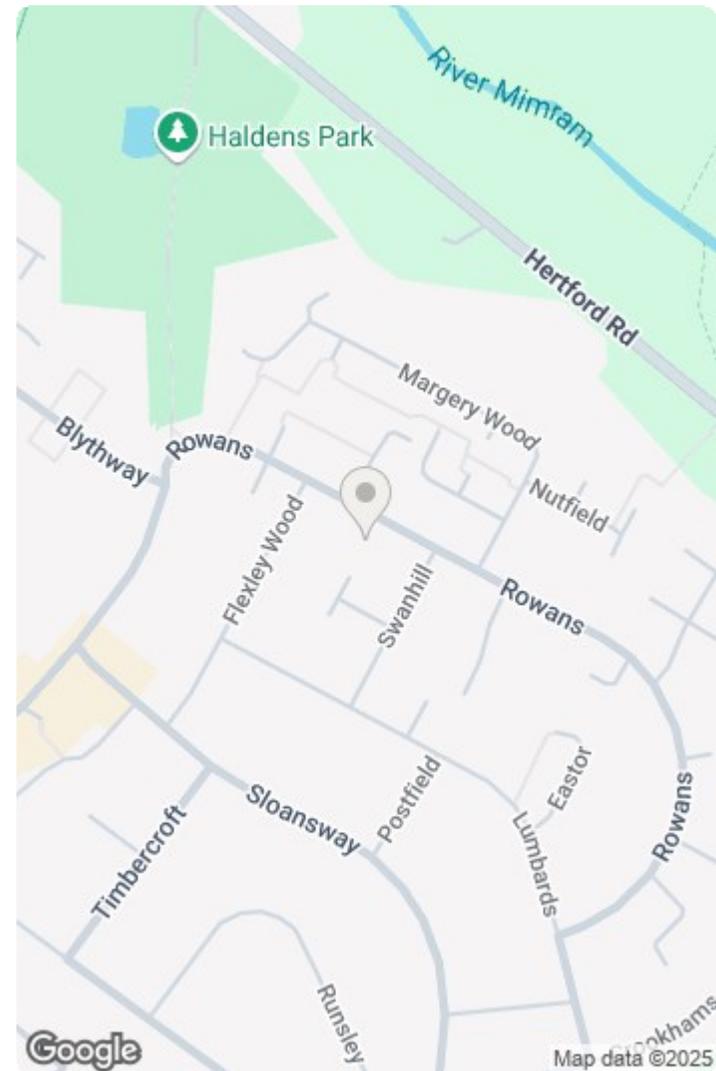


1ST FLOOR  
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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