



**Carnegie Estate Agents**

**12 The Jinnings, Welwyn Garden City, AL7 4QB**

**£640,000**

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



## 12 The Jinnings, Welwyn Garden City, AL7 4QB

Nestled in the desirable Beehive area of Welwyn Garden City, this charming three-bedroom house offers a perfect blend of modern living and comfort. The property has been refurbished to a high standard, ensuring a stylish and inviting atmosphere throughout. The well-appointed kitchen features high-quality Neff appliances, making it a delight for any culinary enthusiast. The open plan living area offers space for dining and relaxation and the downstairs shower room offers extra washing facilities. The gas fireplace adds a touch of warmth and elegance, creating a cosy ambience during the cooler months. The utility room is added modern space for white goods and an extension of the kitchen for food preparation and storage. Upstairs the property boasts three generously sized bedrooms, providing ample space for family or guests. The bathroom is thoughtfully designed, offering both functionality and comfort. One of the standout features of this home is the south-facing garden, which is perfect for enjoying the sunshine. The large decked sun terrace is an excellent spot for outdoor dining or simply unwinding in the fresh air. Additionally, the outside hot water tap adds convenience for gardening or cleaning purposes. This delightful house in Welwyn Garden City is not just a home; it is a lifestyle choice, offering a tranquil retreat while being conveniently located near local amenities and transport links. Whether you are a growing family or looking for a peaceful place to settle down, this property is sure to impress.

Living/dining/kitchen area 22'1" x 19'8"  
(6.74m x 6.00m)

Entrance hall

Shower room

Utility room 9'11" x 8'7" (3.04m x 2.64m)

Storage

Bedroom 1 13'9" x 9'6" (4.20m x 2.90m)

Bedroom 2 12'0" x 9'4" (3.66m x 2.85m)

Bedroom 3 9'6" x 9'4" (2.90m x 2.85m)

Bathroom

Garden

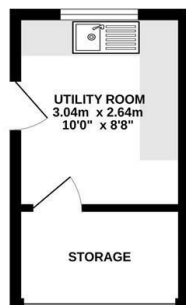


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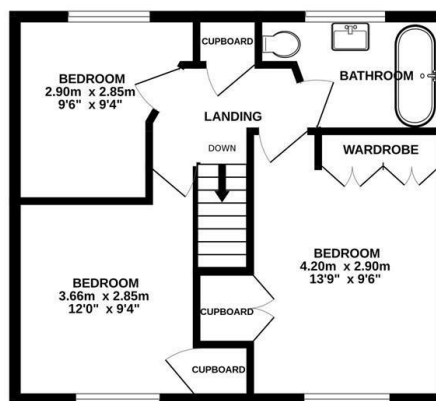
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GROUND FLOOR  
51.9 sq.m. (558 sq.ft.) approx.

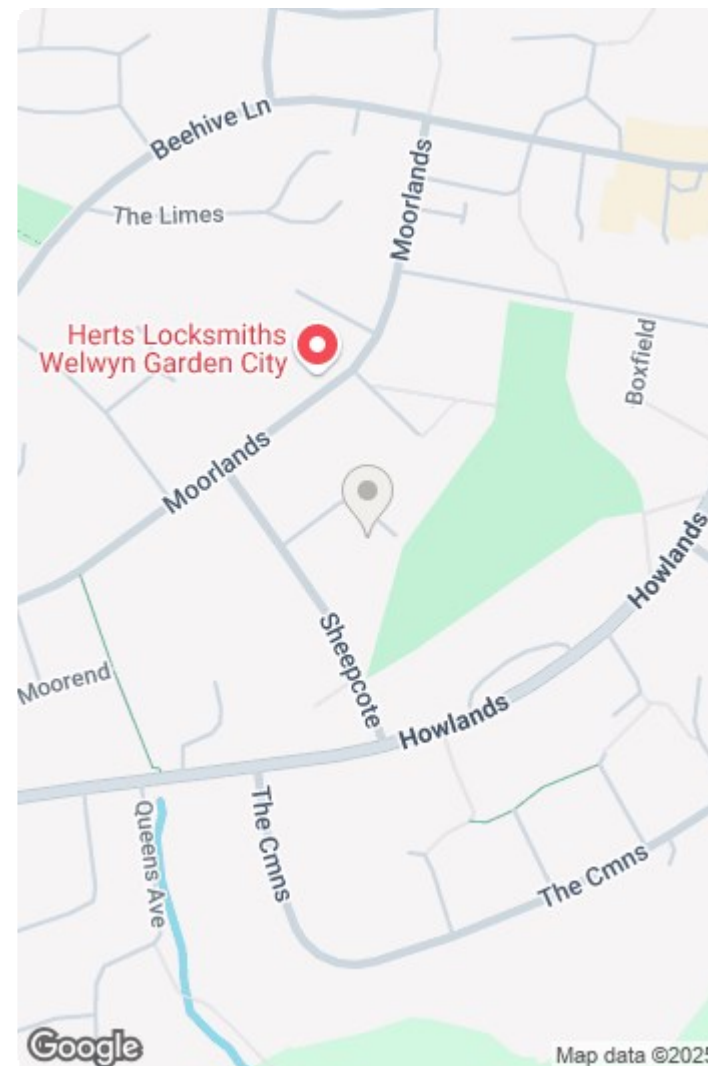


1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 92.3 sq.m. (994 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(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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