



97 Tempsford, Welwyn Garden City, Hertfordshire, AL7 2PA

£240,000

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

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****Offered Chain Free**** Nestled in the charming area of Tempsford, Welwyn Garden City, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The apartment features a well-appointed bathroom and a fitted kitchen, ensuring all your needs are met. A useful feature of this property is the garage en-bloc, providing secure parking and additional storage options. For those who enjoy outdoor space, the shared rear garden offers a lovely area to unwind, while visitor parking ensures that your guests have a convenient place to park. Located in a desirable neighbourhood, this apartment is well-connected to local amenities, including shops, schools, and transport links, making it an excellent choice for those who value accessibility. In summary, this two-bedroom apartment in Tempsford is a wonderful opportunity for anyone looking to settle in a friendly community with all the essential comforts of modern living. Don't miss the chance to make this charming property your new home.

Entrance hall

Reception room 19'9 x 10'6 (6.02m x 3.20m)

Kitchen 7'10 x 7'7 (2.39m x 2.31m)

Bedroom 1 11'4 x 8'2 (3.45m x 2.49m)

Bedroom 2 8'2 x 8'2 (2.49m x 2.49m)

Bathroom 8'1 x 5'9 (2.46m x 1.75m)

Garage

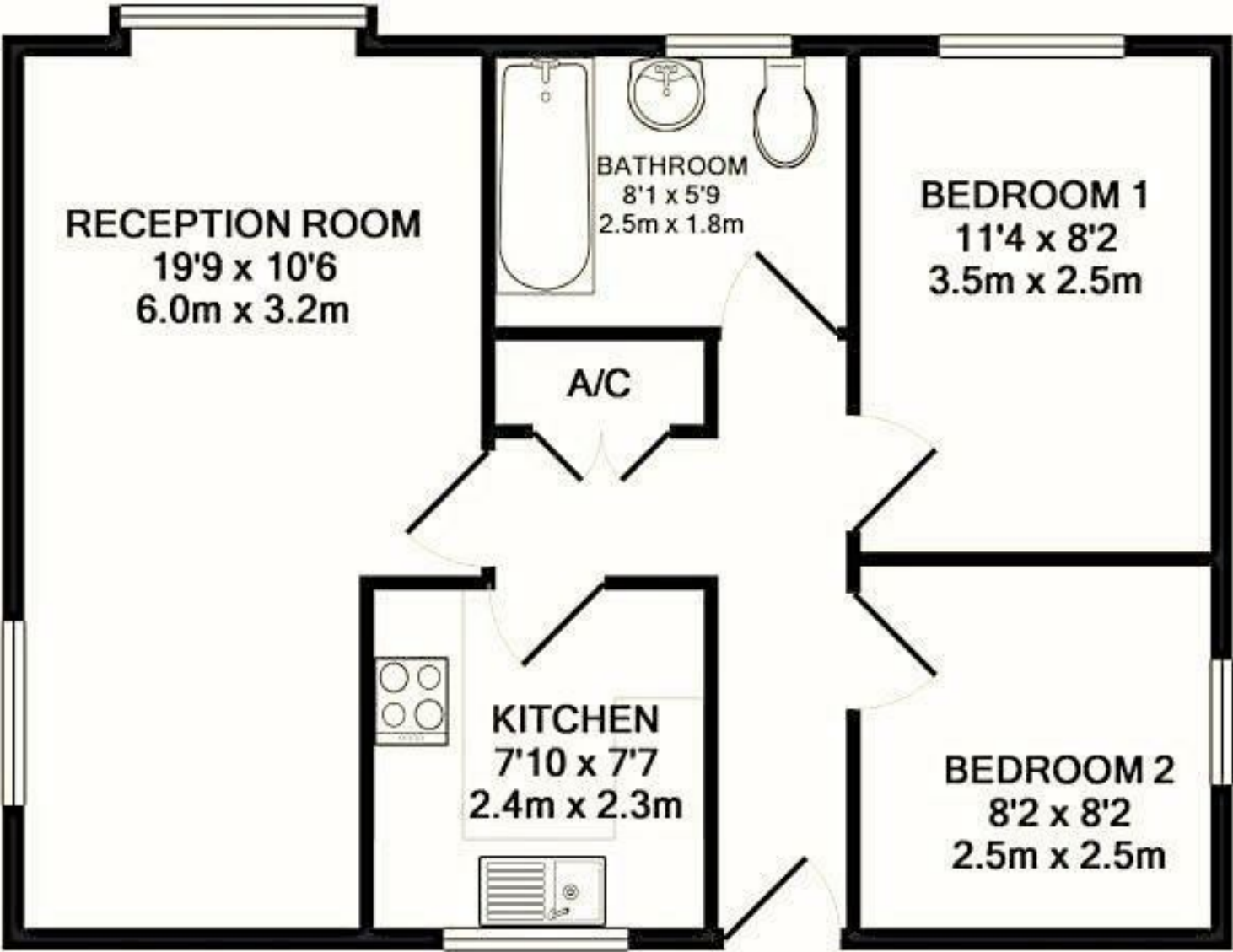
Shared Garden



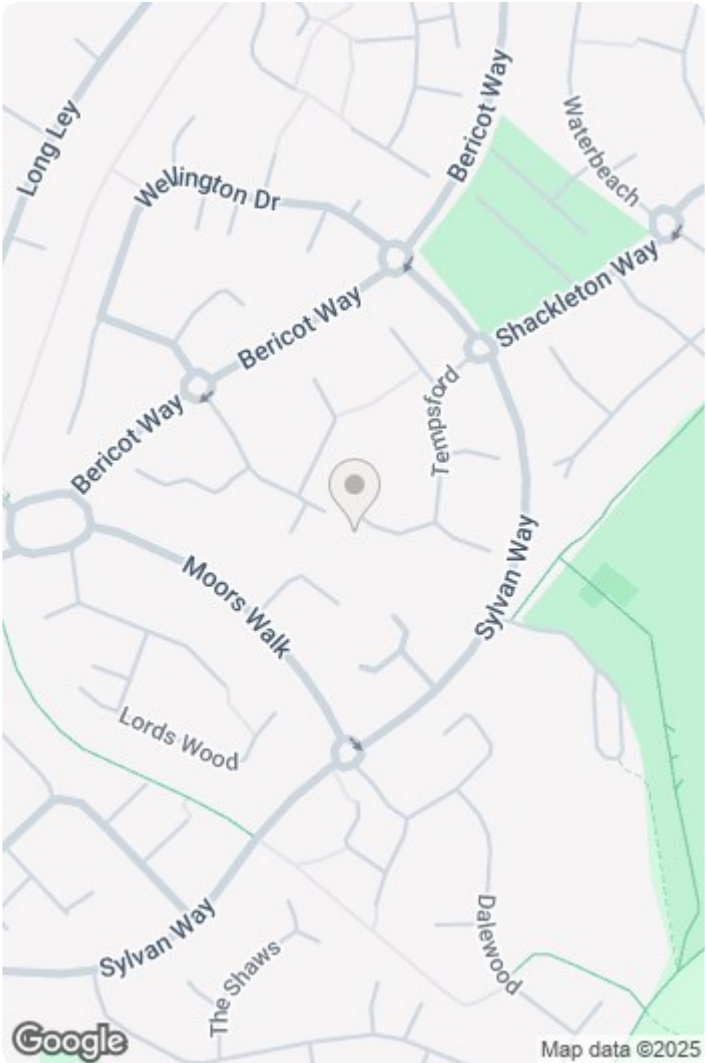
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Company incorporated in England No. 4713968
VAT No. 745 8368 91





This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



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	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		
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