



164 Boundary Lane, Welwyn Garden City, AL7 4DF

£425,000

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

164 Boundary Lane, Welwyn Garden City, AL7 4DF

Set in the charming Boundary Lane, Welwyn Garden City, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and serves as a perfect gathering space for family and friends, allowing for both entertaining and quiet evenings at home. The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With parking available for one vehicle, you will find it easy to come and go as you please, a valuable asset in this desirable location. Welwyn Garden City is known for its beautiful green spaces and community spirit, making it an ideal place to call home. The property is well-positioned to take advantage of local amenities, including shops, schools, and transport links, ensuring that everything you need is within easy reach. This end-terrace house offers a wonderful blend of comfort and convenience, making it a perfect choice for those looking to settle in a vibrant and welcoming community. Don't miss the chance to make this lovely property your new home.

Kitchen/dining room 16'5" x 10'2" (5.01m x 3.10m)

Living room 13'3" x 12'5" (4.04m x 3.81m)

Bedroom 1 11'0" x 10'1" (3.36m x 3.09m)

Bedroom 2 9'8" x 6'11" (2.96m x 2.12m)

Bedroom 3 9'5" x 6'8" (2.88m x 2.04m)

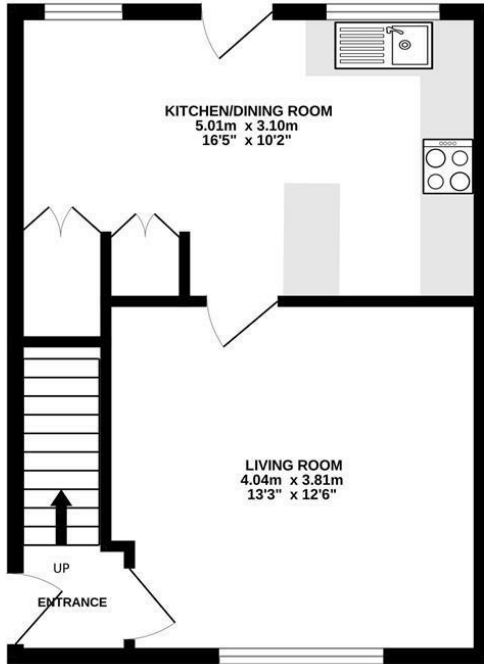
Shower room

Garden

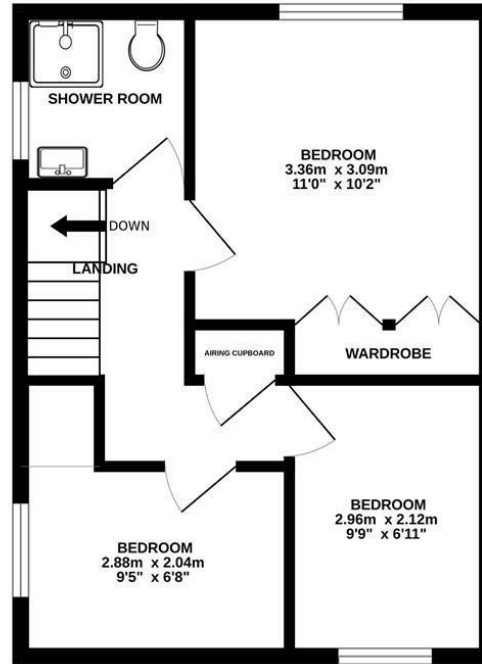


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GROUND FLOOR
34.6 sq.m. (373 sq.ft.) approx.



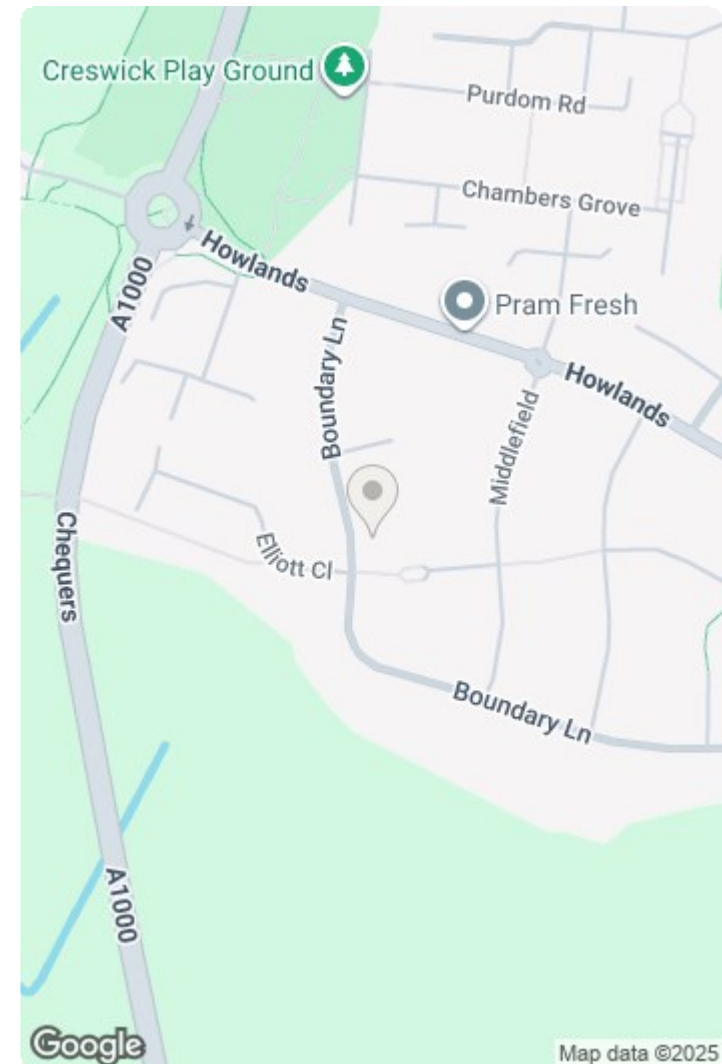
1ST FLOOR
34.6 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA : 69.2 sq.m. (745 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		60
(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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