



1 Tanglewood, Welwyn, AL6 0RU

£780,000

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

1 Tanglewood, Welwyn, AL6 0RU

This beautifully presented detached bungalow, offering annexe potential, is located in a sought-after leafy residential area, providing easy access to the nearby countryside, local shops, and transport links. The versatile living space features gas central heating and double glazing throughout. The accommodation includes an entrance lobby, entrance hall, spacious lounge/dining room, conservatory, study, utility room, four bedrooms, a bathroom, a shower room, and a cloakroom. Externally, the property boasts a charming and well-stocked secluded rear garden, ancillary studio room and additional driveway parking for up to five vehicles. A

Lounge/Dining room 23'1" x 14'5" (7.04m x 4.41m)

Conservatory 17'1" x 11'10" (5.22m x 3.63m)

Kitchen 11'0" x 10'6" (3.36m x 3.22m)

Lounge/Bedroom 1 21'11" x 18'4" (6.70m x 5.61m)

Bedroom 2 13'6" x 10'4" (4.13m x 3.17m)

Bedroom 3 11'6" x 10'8" (3.52m x 3.26m)

Bathroom

Bedroom 4 10'6" x 10'3" (3.21m x 3.14m)

Bedroom 5 10'4" x 6'10" (3.17m x 2.09m)

Study 8'0" x 5'11" (2.45m x 1.82m)

Shower room

Studio 17'2" x 15'1" (5.25m x 4.62m)

Utility room

Cloakroom

Garden

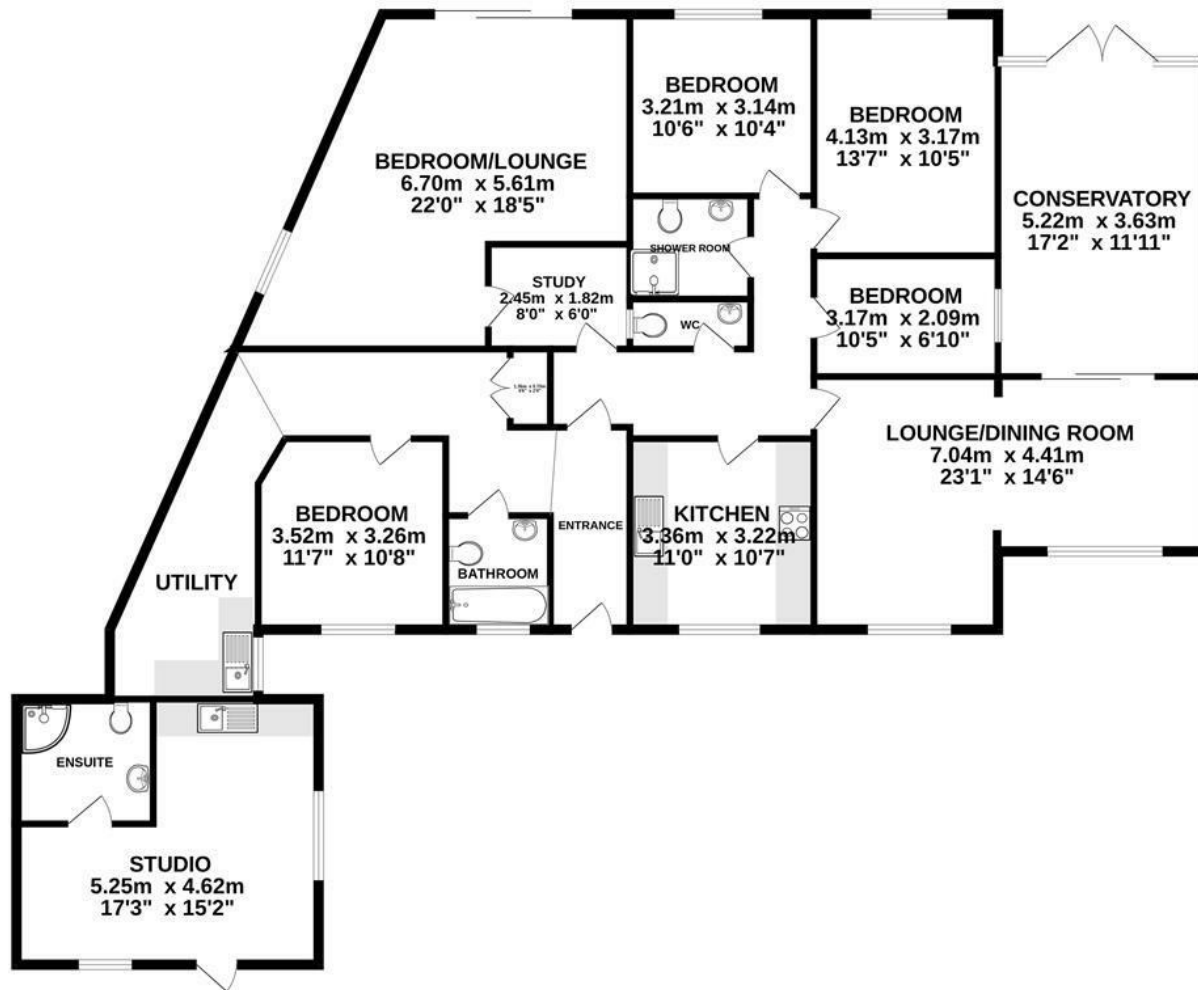


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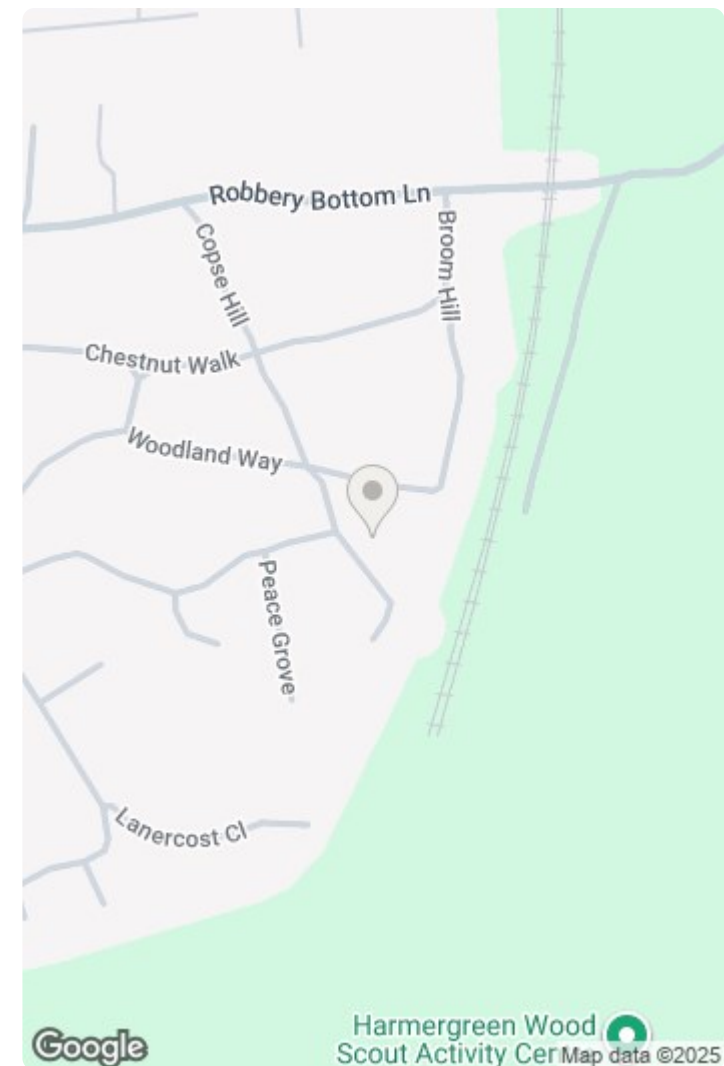


GROUND FLOOR
197.9 sq.m. (2130 sq.ft.) approx.



TOTAL FLOOR AREA: 197.9 sq.m. (2130 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	81

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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