



CARNEGIE PHOTOGRAPHY

18a London Road, Welwyn, Hertfordshire, AL6 9EL

£2,950 Per calendar month

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

18a London Road, Welwyn, Hertfordshire, AL6 9EL

Available immediately - A stunning 4/5 bedroom family house in the centre of Welwyn Village with a large garden and bright living space. The accommodation is set over 3 floors and also has parking for 3 cars. Welwyn Village benefits from a wide range of pubs and restaurants, a Tesco Express and M&S mini mart. Welwyn Garden City town centre is just over 5 minutes drive away. Stevenage is 10 minutes drive via the A1(M) which is close by. Welwyn North Station with regular trains into Kings Cross is just over a mile away. The rental includes garden maintenance. The garage is not included in the rental.

Living room 21'10" x 11'2" (6.66m x 3.42m)

Kitchen/dining room 27'1" x 13'0" (8.26m x 3.98m)

Cloakroom

Landing

TV room 11'3" x 10'10" (3.43m x 3.32m)

Utility room 11'7" x 8'1" (3.54m x 2.48m)

Bedroom 3 12'9" x 11'5" (3.91m x 3.50m)

Bedroom 4 11'3" x 10'3" (3.43m x 3.13m)

Bathroom

Master bedroom 13'3" max x 11'9" (4.04m max x 3.60m)

Dressing area 7'0" max x 5'2" (2.14m max x 1.58m)

En-suite

Bedroom 2 11'3" x 11'0" (3.44m x 3.36m)

En-suite

Garden

Allocated parking

Council tax

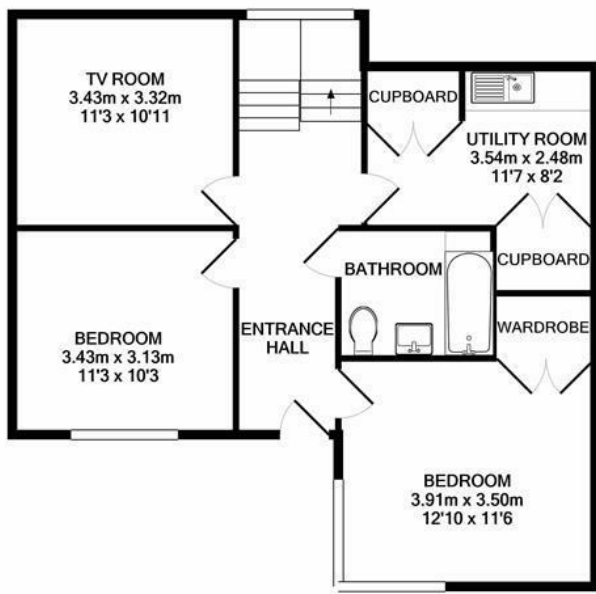
Band G - £3311.95 for 2021/22



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

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





GROUND FLOOR
APPROX. FLOOR
AREA 64.0 SQ.M.
(689 SQ.FT.)



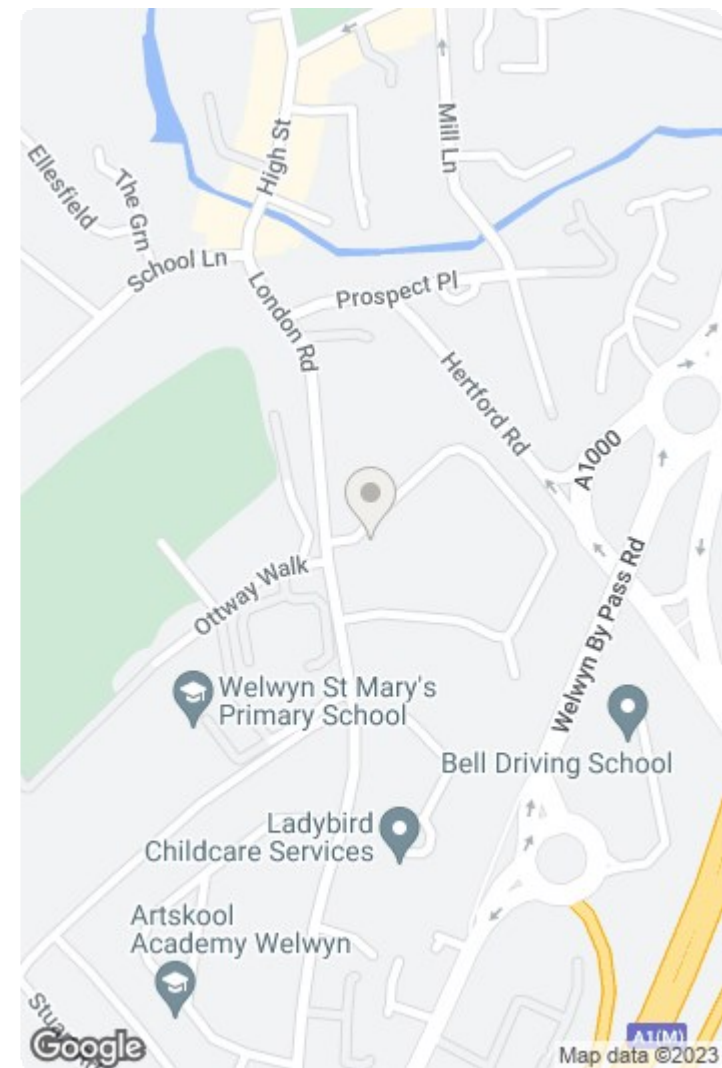
1ST FLOOR
APPROX. FLOOR
AREA 65.2 SQ.M.
(701 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 42.4 SQ.M.
(457 SQ.FT.)

TOTAL APPROX. FLOOR AREA 171.6 SQ.M. (1847 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		81	81
(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 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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