



CARNEGIE PHOTOGRAPHY

56b London Road, Welwyn, Hertfordshire, AL6 9HX

£455,000

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

56b London Road, Welwyn, Hertfordshire, AL6 9HX

****Another Property Sold by Carnegie Estate Agents****A generous, bright three bedroom family house in this excellent location close to the centre of Welwyn Village. Accommodation includes eat-in kitchen, living room with french doors to patio, cloakroom, family bathroom with shower over bath and en-suite to master bedroom. To the rear is a lawned garden with gate to car park access. The property also benefits from a garage with allocated parking space in front.

Entrance hallway

Lounge 13'9" x 12'9" (4.2m x 3.9m)

Kitchen/diner 16'8" x 7'10" at max (5.1m x 2.4m at max)

Cloakroom

Landing

Bedroom 2 12'9" x 12'1" (3.9m x 3.7m)

Bathroom 7' x 6'4" (2.13m x 1.93m)

Bedroom 3 10'10" x 6'4" (3.30m x 1.93m)

Bedroom 1 20'2" at max x 10'2" (6.15m at max x 3.10m)

Dressing area

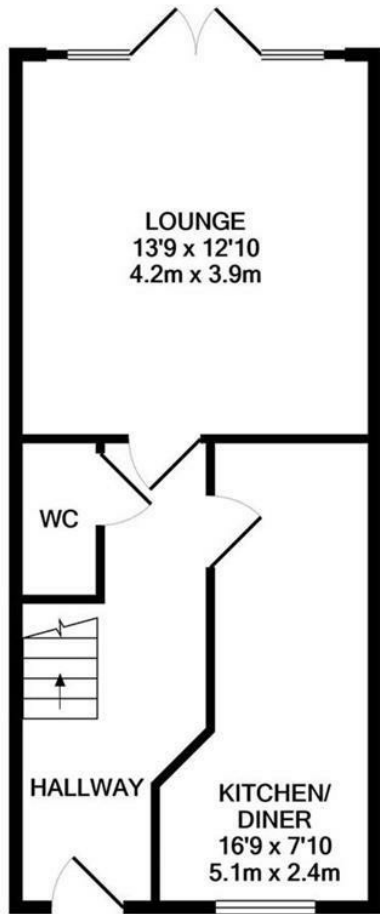
En-suite 8'6" x 6'7" (2.59m x 2.01m)

Garden

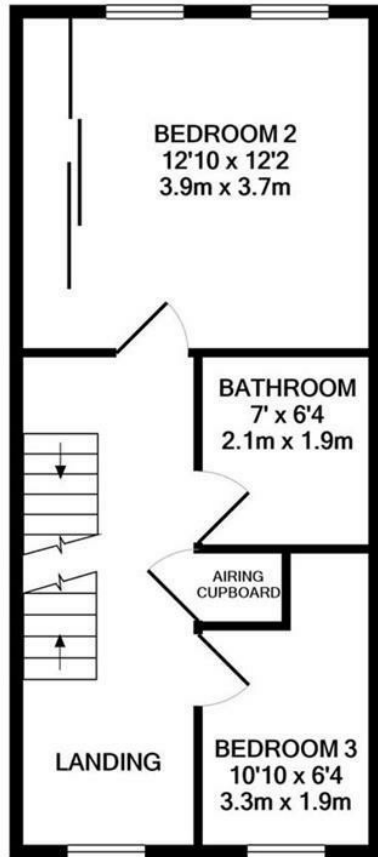
Garage



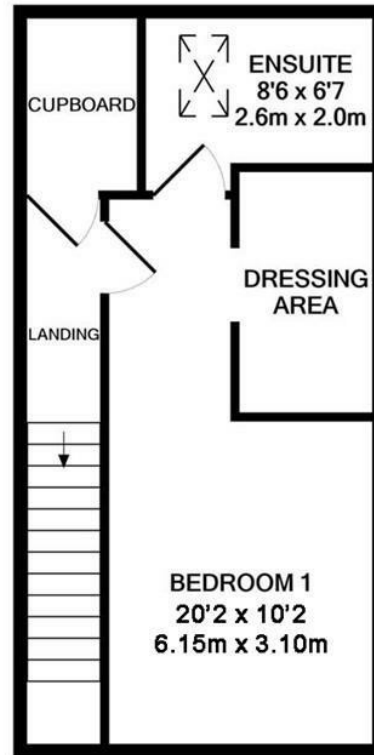
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GROUND FLOOR



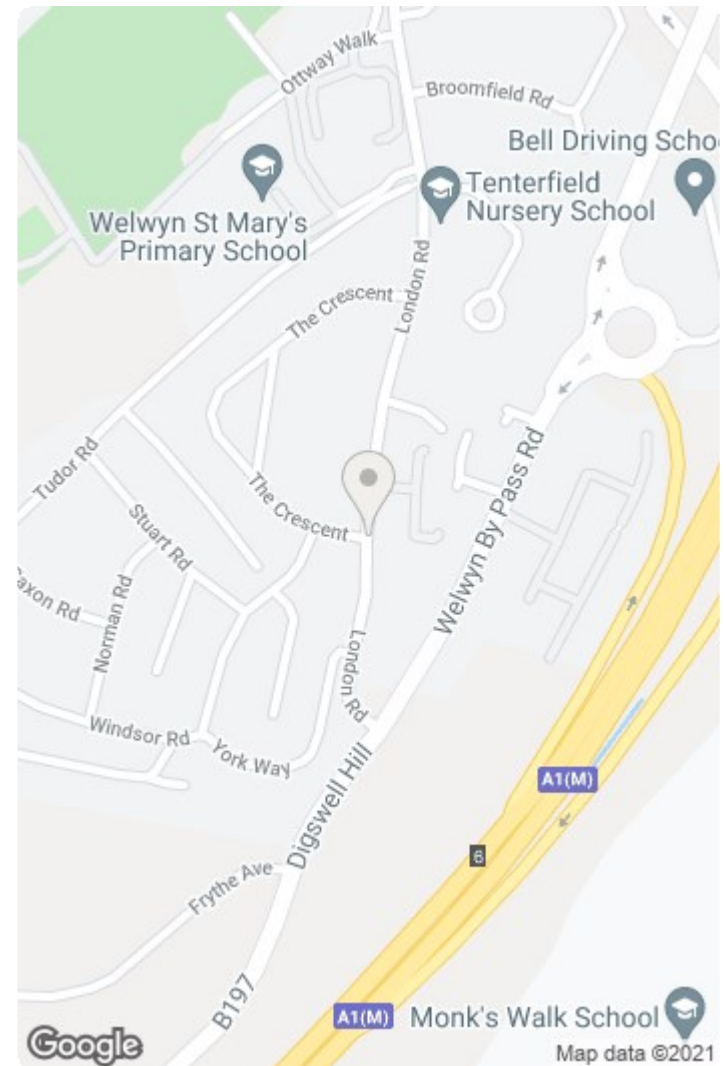
1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

All measurements are approximate.



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 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		
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