



42 Warren Way, Welwyn, Hertfordshire, AL6 0DN

**£750,000**

Sell with us from £995 + VAT



**Carnegie**

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



**42 Warren Way, Welwyn, Hertfordshire, AL6 0DN**

This very smart three bedroom, two bathroom family home has been extended to offer fantastic space and light and is perfectly located close to Welwyn North Station in the sought after village of Digswell. To the rear is a very generous garden and a driveway offering plentiful parking to the front. Accommodation includes:

**Kitchen/dining room 20'6" x 19'10" (6.25m x 6.05m)**

**Living room 16'5" x 9'9" (5.02m x 2.98m)**

**Entrance hall**

**Shower room**

**Bedroom 1 12'9" x 10'4" (3.90m x 3.15m)**

**Bedroom 2 13'5" x 8'10" (4.10m x 2.70m)**

**Bedroom 3 8'10" x 7'4" (2.70m x 2.25m)**

**Bathroom**

**Garden Office 16'3" x 7'9" (4.95m x 2.36m)**

**Garage Storage 8'2" x 8'0" (2.50m x 2.46m)**

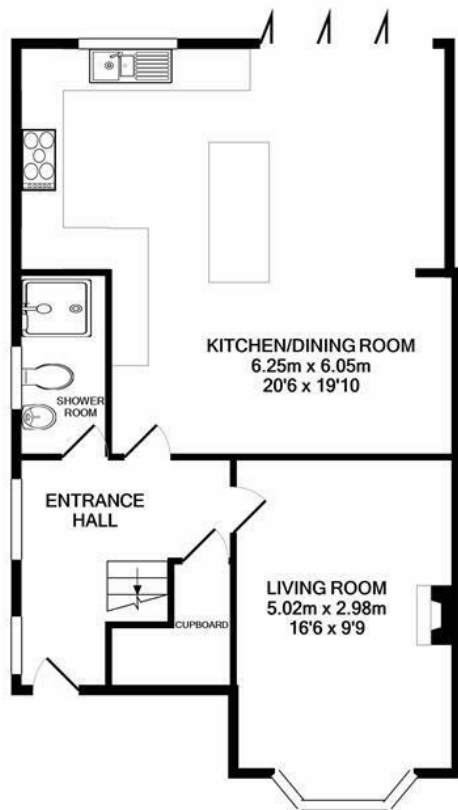
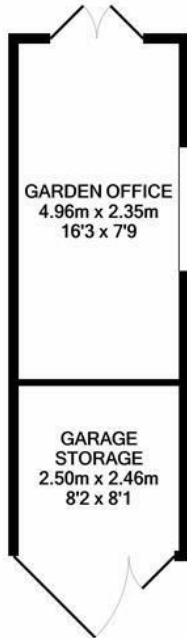
**Information**

Tenure- Freehold

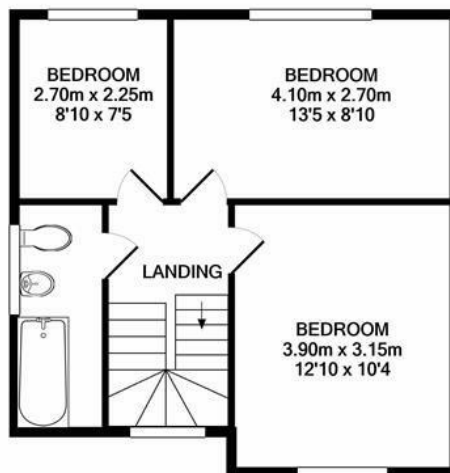
Council tax band F - £2,976.49 for 2021/22



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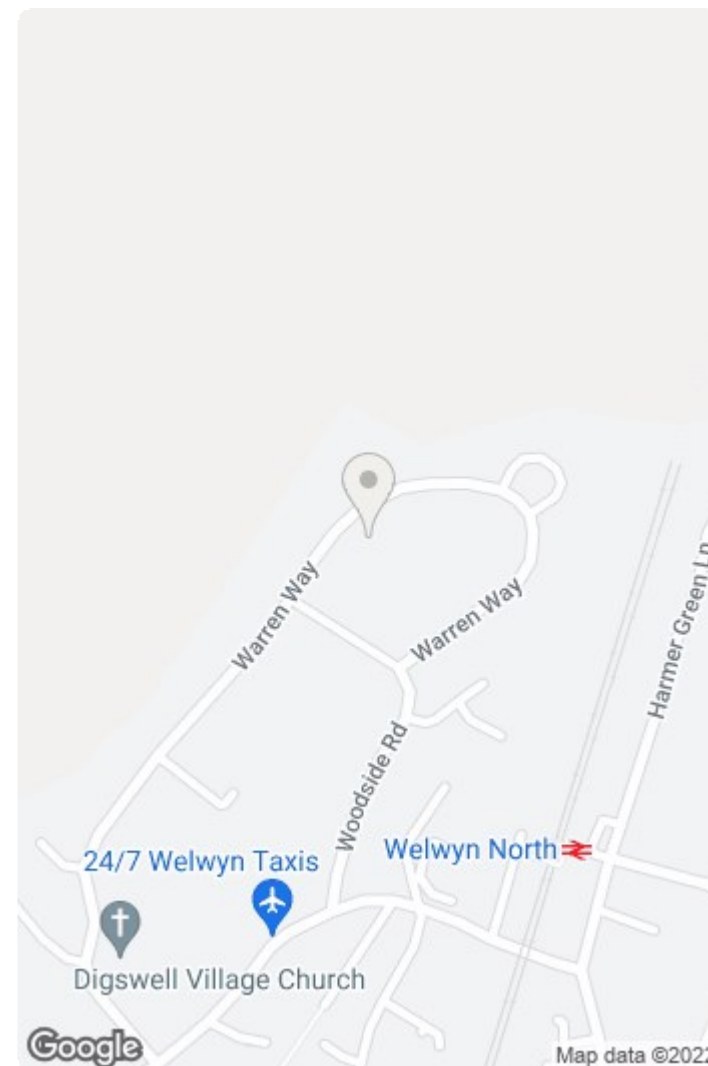
GROUND FLOOR  
APPROX. FLOOR  
AREA 81.8 SQ.M.  
(881 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.1 SQ.M.  
(432 SQ.FT.)

TOTAL APPROX. FLOOR AREA 121.9 SQ.M. (1312 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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





