



CARNEGIE PHOTOGRAPHY

19 High Oaks Road, Welwyn Garden City, Hertfordshire, AL8 7BJ

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

19 High Oaks Road, Welwyn Garden City, Hertfordshire, AL8 7BJ

A stunning traditional Welwyn Garden City five bedroom family house on one of the town's most sought after roads in need of updating. The property benefits from a large rear garden and a detached double length garage. Accommodation includes large living room with bay window, dining room, kitchen/utility room, study and cloakroom. Upstairs are 5 bedrooms and a bathroom with separate WC. The property is offered chain free.

Living room 19'11" x 12'5" (6.08m x 3.81m)

Bay window and fireplace

Dining room 13'4" x 10'10" (4.08m x 3.32m)

Study 8'11" x 8'6" (2.73m x 2.61m)

Kitchen/Utility 22'6" x 13'4" (6.86m x 4.08m)

Cloakroom

Lobby

Entrance hall

Bedroom 1 15'7" x 12'6" (4.75m x 3.82m)

Bedroom 2 12'6" x 10'11" (3.82m x 3.34m)

Bedroom 3 12'5" x 10'4" (3.81m x 3.16m)

Bedroom 4 12'6" x 7'2" (3.82m x 2.20m)

Bedroom 5 10'11" x 8'0" (3.34m x 2.44m)

Landing

Bathroom

WC

Garden approx 131'2" (approx 40m)

Trapezoid shaped garden with mature trees bordering.

Garage 33'9" x 10'5" (10.30m x 3.20m)

Council tax

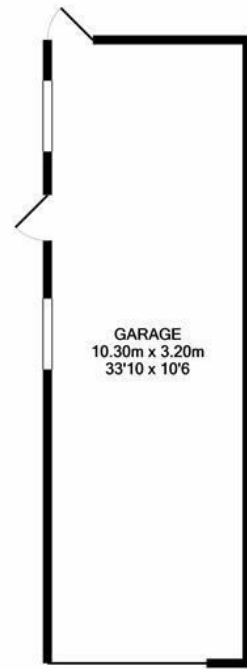
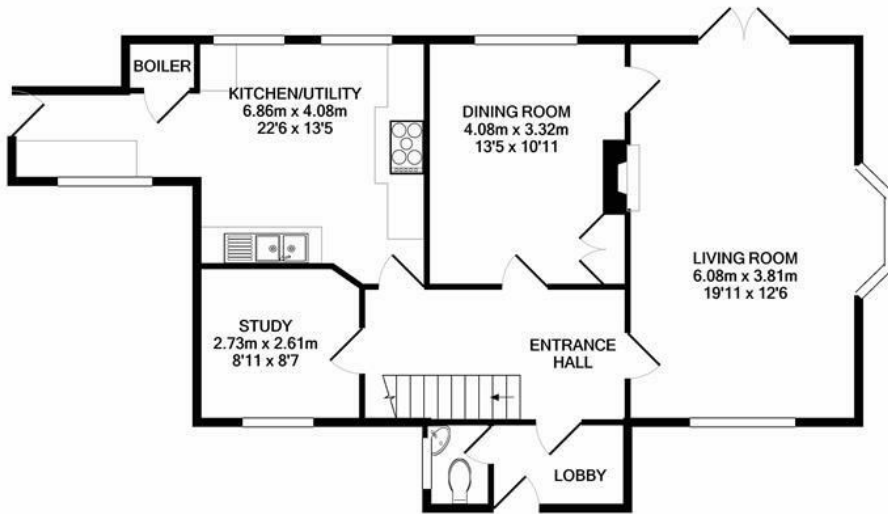
Council tax band G - £3061.05 for 2020/21



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

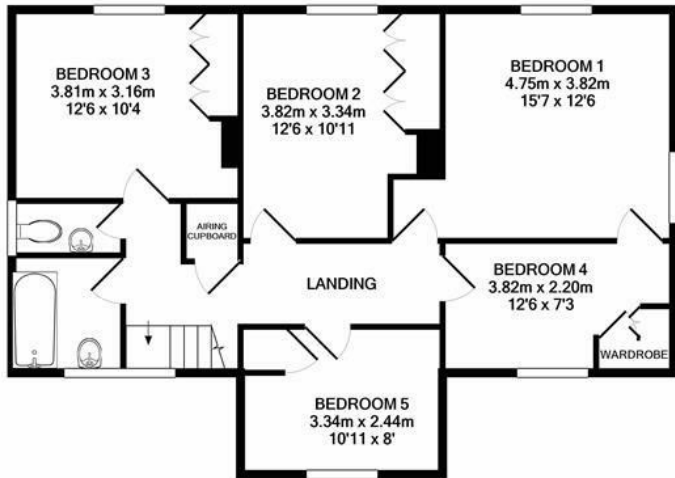




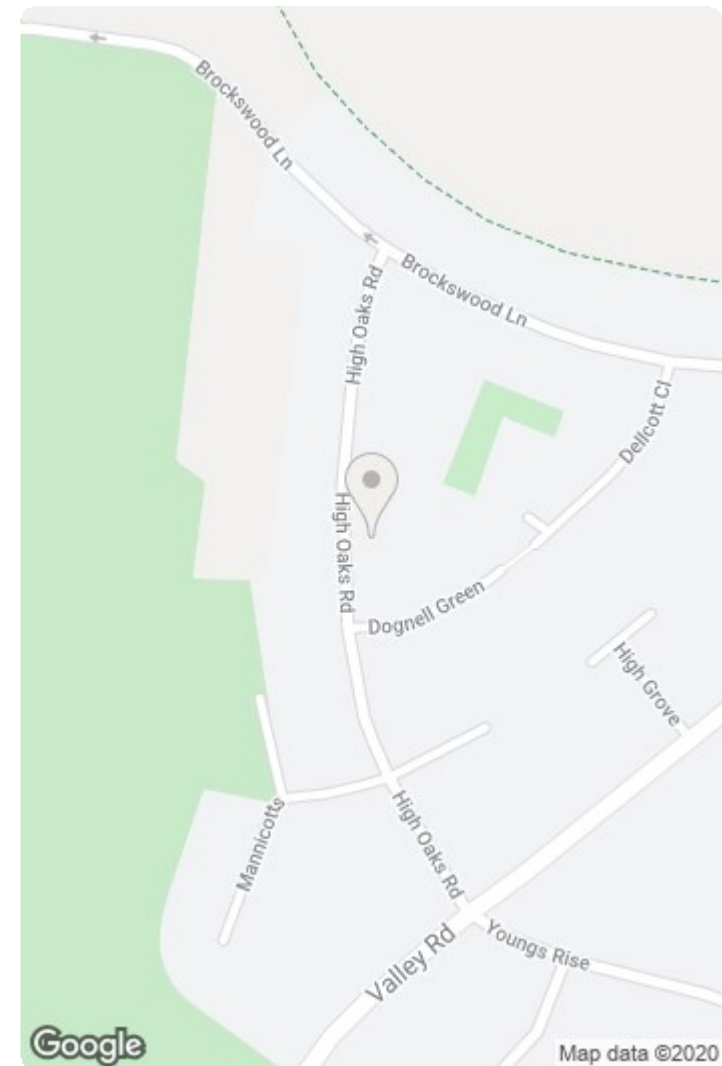
GROUND FLOOR
APPROX. FLOOR
AREA 114.3 SQ.M.
(1230 SQ.FT.)

TOTAL APPROX. FLOOR AREA 184.9 SQ.M. (1991 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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1ST FLOOR
APPROX. FLOOR
AREA 70.7 SQ.M.
(761 SQ.FT.)



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	79

Environmental Impact (CO₂) 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	73

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