



Carnegie

Estate Agents, Surveyors and Property Management

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

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16 Edgars Court, Welwyn Garden City, Hertfordshire, AL7 3SR

£1,650 Per calendar month

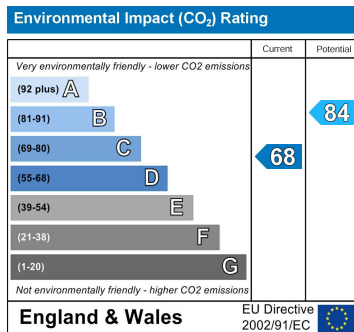
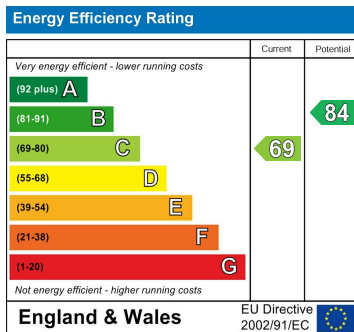
Refurbished three bedroom semi-detached family house situated in a quiet cul-de-sac within easy walking distance of Welwyn Garden City town centre. Accommodation includes living room, conservatory, fitted kitchen and shower room. Upstairs are three bedrooms and family bathroom. To the rear is a bright garden with storage shed and large decked sun terrace. Parking for 1 car to the front.



Company incorporated in England No. 4713968

VAT No. 745 8368 91





Bathroom

Double glazed window to rear. White suite comprising low level wc, pedestal wash hand basin, panel bath with shower over and shower screen, radiator.

Garden

South facing enclosed large garden with large covered timber decked area, large paved patio area, feature pond and stream with wooden walk-way over.

Garden studio

Double glazed windows to front and side well Insulated with power and light.

Note - Landlord will be using for partial storage.

Parking

To the front of the property there is hard standing for one car.

Council tax

Band D

Entrance Hall

Double glazed door into entrance hall, radiator, cupboard providing hanging space. Stairs leading to first floor. Door to rear.

Shower room

Shower cubicle. Double glazed window to rear, low level WC, wash hand basin, tiled splash backs.

Living room

14'1" x 11'9" (4.30m x 3.60m)

Two double glazed windows to front, radiator. Archway to kitchen.

Conservatory

16'4" x 11'6" (4.98m x 3.51m)

Double glazed. Tiled floor with under-floor heating. Door to rear garden.

Kitchen

11'8" x 11'7" (3.57m x 3.54m)

Double glazed window to rear. A range of base and wall units, work surfaces with inset sink unit, inset four ring gas hob with oven below, extractor over. Integrated fridge / freezer, plumbing for washing machine and dishwasher. Tiled walls.

Landing

Loft access, airing cupboard

Bedroom 1

15'1" x 8'10" (4.60m x 2.71m)

Two double glazed windows to front, two radiators.

Bedroom 2

11'2" x 10'7" (3.42m x 3.25m)

Double glazed window to rear, radiator.

Bedroom 3

9'4" x 8'10" (2.85m x 2.71m)

Double glazed window to front, radiator.



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