



CARNEGIE PHOTOGRAPHY

9 Node Way Gardens, Welwyn, Hertfordshire, AL6 9FD

£635,000

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

9 Node Way Gardens, Welwyn, Hertfordshire, AL6 9FD

A fabulous spacious 4/5 bedroom semi detached family house offering generous accommodation arranged over 3 floors in this popular cul-de-sac location. The property benefits from 3 bathrooms and a separate downstairs cloakroom. To the rear is a split level garden with sun terrace. The property further benefits from an integral garage and driveway parking for 3-4 cars. To the front is a shared communal garden. Node Way Gardens is located close to a local M&S mini mart and is a five minute walk from the village centre with its wide selection of shops and restaurants. St Mary's JMI school (ofsted rated outstanding) is close by. Good transport links with the A1(M) close by and the Welwyn North Station offering a 25 minute journey to Kings Cross and 2 trains per hour just over a mile away.

Entrance hall

Kitchen/breakfast room 16'1" x 13'5" (4.92m x 4.10m)

Cloakroom

Garage 22'4" x 8'11" (6.82m x 2.72m)

Middle landing

Living room 16'1" x 14'2" (4.92m x 4.32m)

Bedroom 2 15'4" x 8'5" (4.68m x 2.57m)

En-suite

Bedroom 5/Study 8'5" x 7'5" (2.57m x 2.28m)

Landing

Master Bedroom 15'0" x 12'4" (4.58m x 3.77m)

En-suite

Bedroom 3 12'9" x 9'1" (3.89m x 2.78m)

Bedroom 4 12'9" x 6'11" (3.89m x 2.12m)

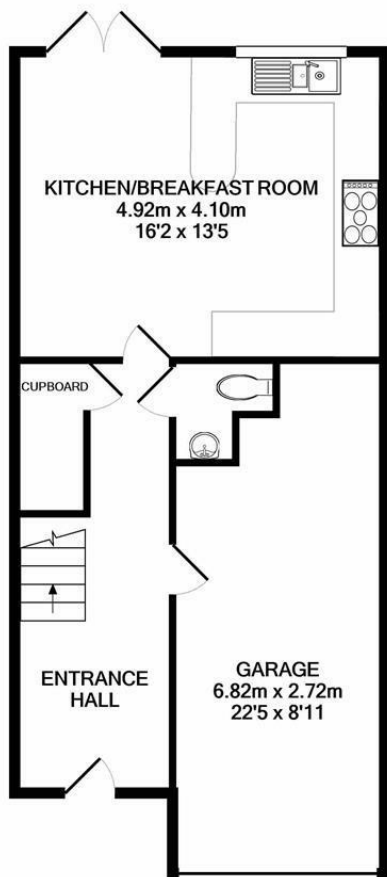
Bathroom

Rear garden

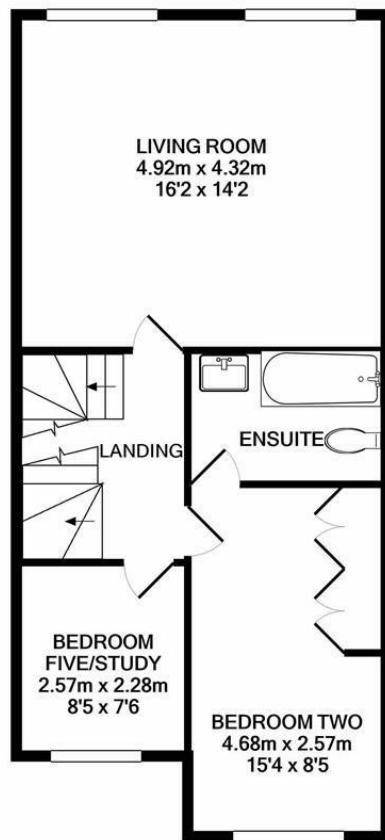
Driveway



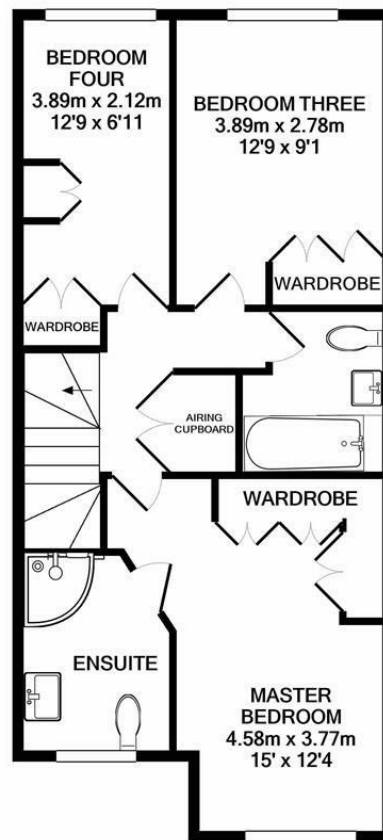
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GROUND FLOOR
APPROX. FLOOR
AREA 51.5 SQ.M.
(554 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.3 SQ.M.
(552 SQ.FT.)

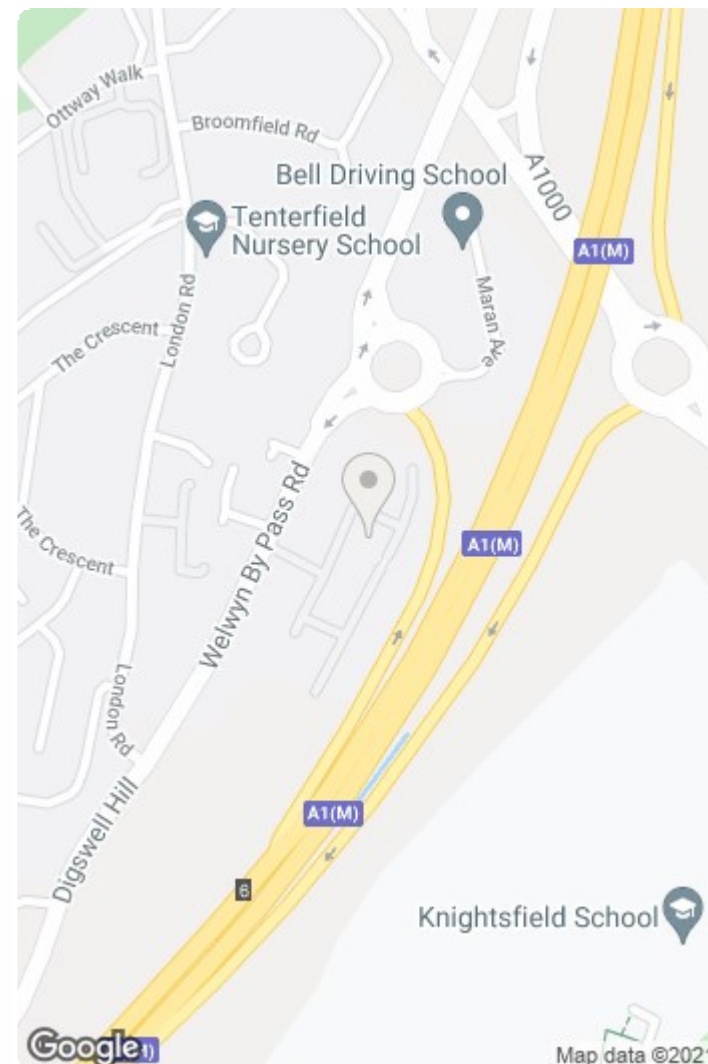


2ND FLOOR
APPROX. FLOOR
AREA 51.2 SQ.M.
(551 SQ.FT.)

TOTAL APPROX. FLOOR AREA 154.0 SQ.M. (1658 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		
(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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