



17 Fern Grove, Welwyn Garden City, Hertfordshire, AL8 7ND

£2,100 Per calendar month

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Carnegie

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

17 Fern Grove, Welwyn Garden City, Hertfordshire, AL8 7ND

Bright and spacious 5/6 bedroom detached family house in this great location on the favoured west side of Welwyn Garden City. Accommodation includes living room, dining room, fitted kitchen, utility room, study/bedroom 6 and cloakroom. Upstairs are five double bedrooms including master bedroom and family bathroom. Double garage and driveway to the front. Large garden to the rear.

Living room 19'11" x 12'6" (6.08m x 3.83m)

Dining room 14'9" x 12'7" (4.50m x 3.84m)

Kitchen 13'10" x 9'7" (4.22m x 2.93m)

Study 9'11" x 8'1" (3.04m x 2.48m)

Utility room 10'10" x 5'10" (3.31m x 1.80m)

Entrance hall

Cloakroom

Storage 11'8" x 8'11" (3.56m x 2.74m)

Bedroom 1 14'6" x 12'7" (4.42m x 3.86m)

Bedroom 2 12'7" x 12'3" (3.86m x 3.74m)

Bedroom 3 12'7" x 7'11" (3.86m x 2.42m)

Bedroom 4 10'6" max x 9'6" (3.22m max x 2.91m)

Bedroom 5 9'6" x 8'5" (2.91m x 2.58m)

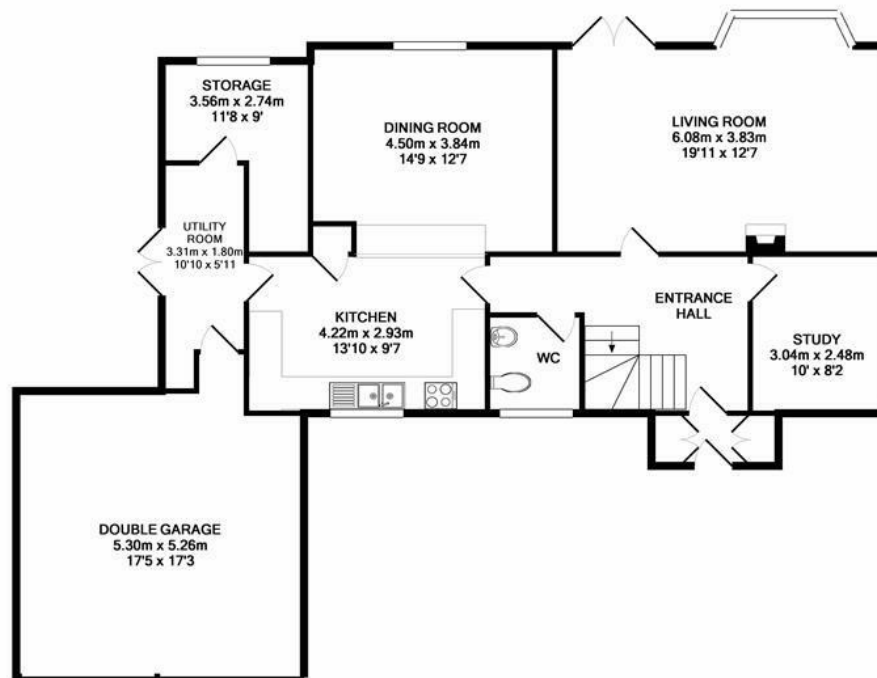
Bathroom

Double Garage 17'4" x 17'3" (5.30m x 5.26m)

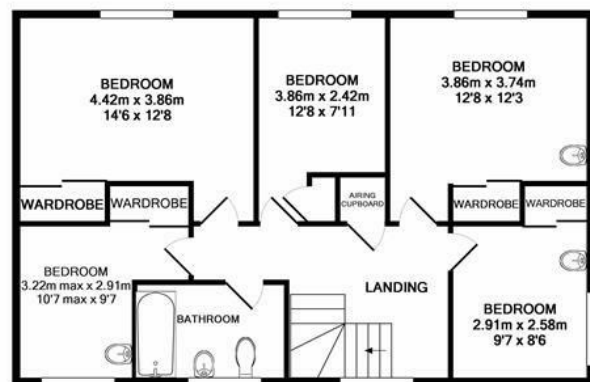
Garden



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GROUND FLOOR
APPROX. FLOOR
AREA 119.9 SQ.M.
(1290 SQ.FT.)

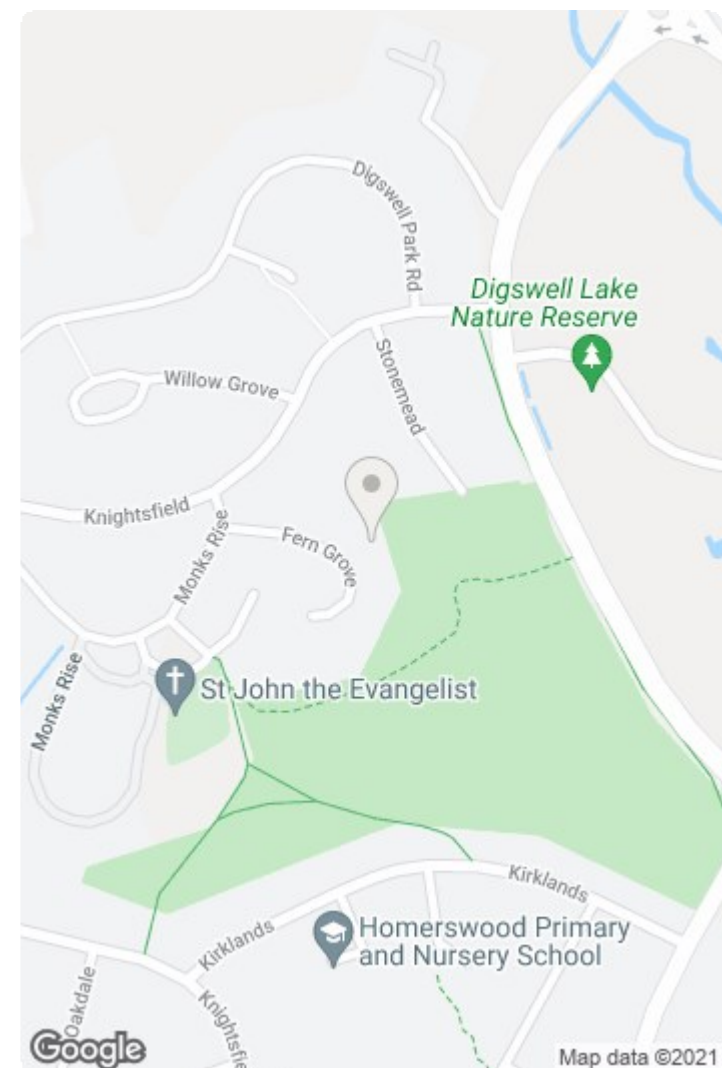


1ST FLOOR
APPROX. FLOOR
AREA 71.6 SQ.M.
(771 SQ.FT.)

TOTAL APPROX. FLOOR AREA 191.5 SQ.M. (2061 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		81
(69-80) C		
(55-68) D	59	
(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		82
(69-80) C		
(55-68) D		56
(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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