



CARNEGIE PHOTOGRAPHY

45 Windsor Road, Welwyn, Hertfordshire, AL6 9JY

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

45 Windsor Road, Welwyn, Hertfordshire, AL6 9JY

A charming 2 bedroom house in this quiet road on the edge of Welwyn Village but close to the local M&S mini mart and service station. The house has been updated by the current owners to provide a bright living space. To the rear is a garden offering patio space and parking to the rear. At the front of the property is a drop kerb with potential to add a driveway. The centre of Welwyn village with its wide selection of shops, pubs and restaurants is a 10 minute walk. Welwyn North Station with regular 20 minute trains into Kings Cross is just over a mile away.

Lounge 15'9" x 10'11" (4.82m x 3.34m)

Dining room 11'10" x 10'1" (3.61m x 3.08m)

Kitchen 11'1" x 9'4" (3.40m x 2.86m)

Entrance hall

Bedroom 1 15'10" max x 9'8" (4.83m max x 2.96m)

Bedroom 2 10'5" x 9'7" (3.19m x 2.93m)

Bathroom 6'6" x 5'7" (2.00m x 1.72m)

Garden

Storage



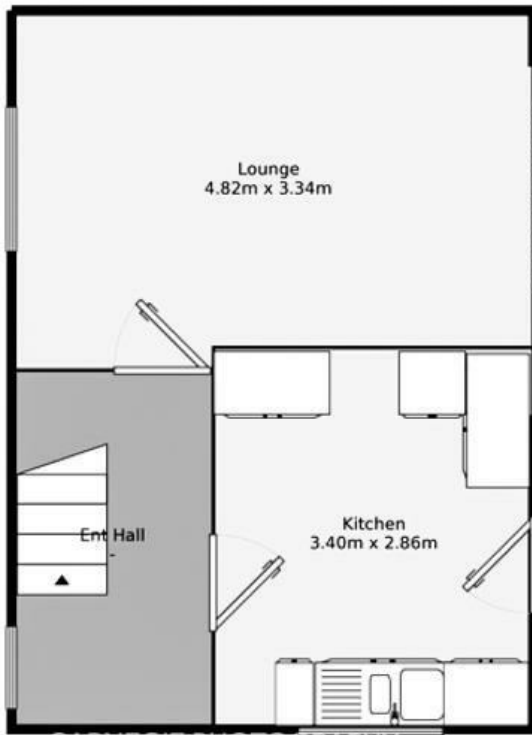
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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

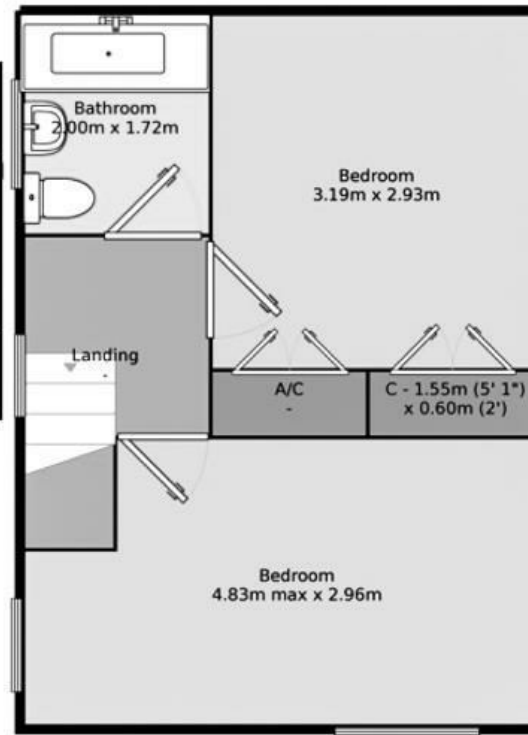


Windsor Road Welyn

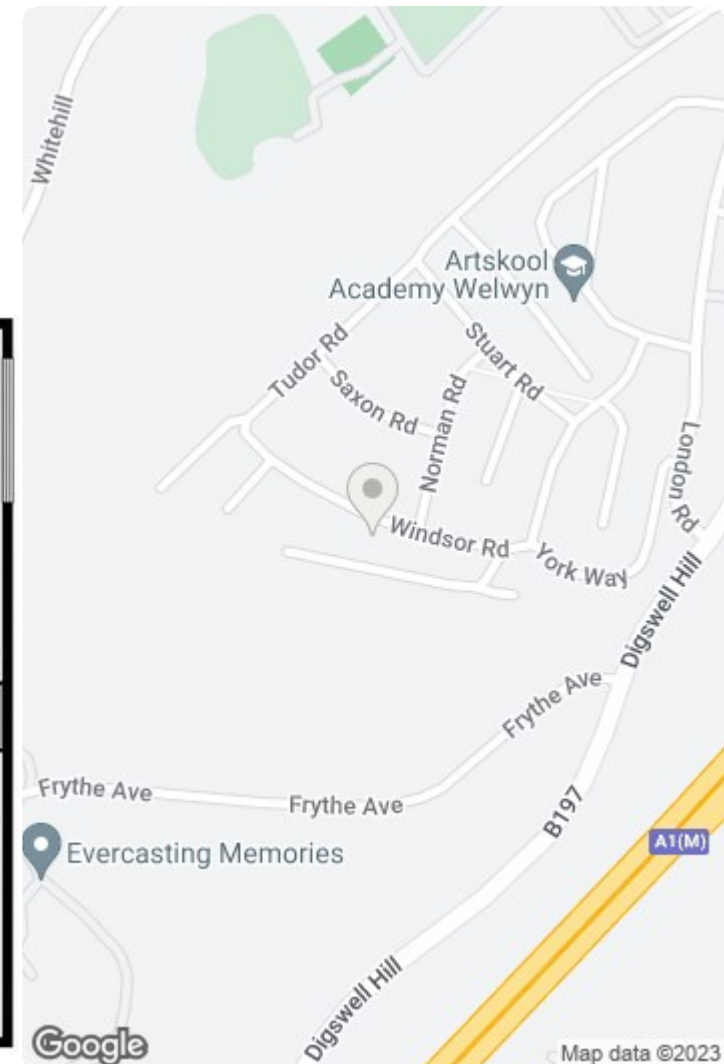
Ground Floor
Floor Size: 40.9 m², 440.5 ft²



First Floor
Floor Size: 29.8 m², 320.3 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.



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		
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