



CARNEGIE PHOTOGRAPHY

6 Frythe Avenue, Welwyn, AL6 9GF

£950,000

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

6 Frythe Avenue, Welwyn, AL6 9GF

Occupying a superb position on this recent development by Linden Homes is this fabulous 4/5 bedroom family house offering spacious accommodation over 3 floors. The property is situated within an exclusive residential development on the outskirts of Welwyn Village surrounded by stunning mature parkland. The village centre is within walking distance and offers a range of shops, restaurants and pubs. St. Marys primary school (Ofsted outstanding) is nearby. Welwyn North mainline station with fast and frequent services into London is just over a mile away. Welwyn Garden City with its wide range of shops including John Lewis, Waitrose, and a Shopping Centre, is a few minutes drive away. The A1(M) is also close by.

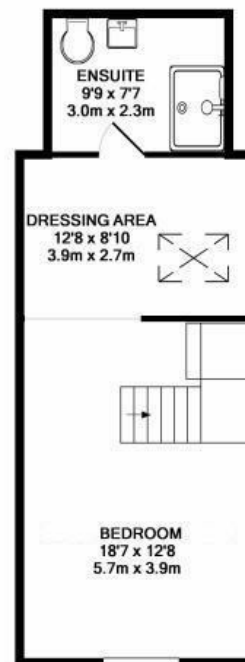
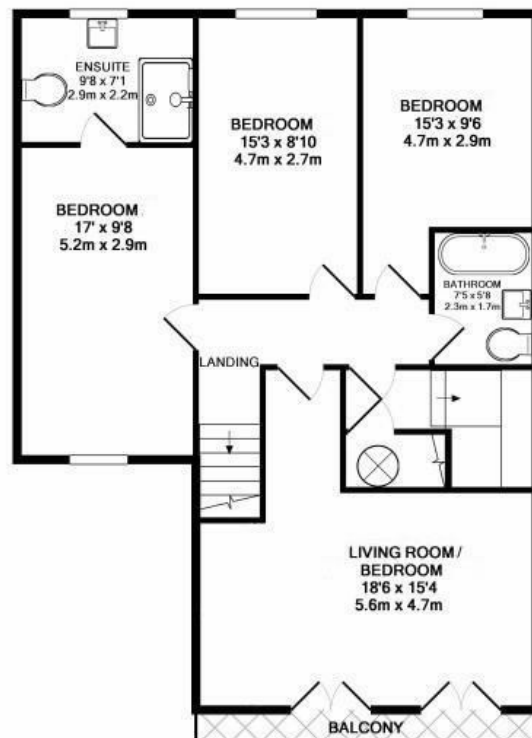
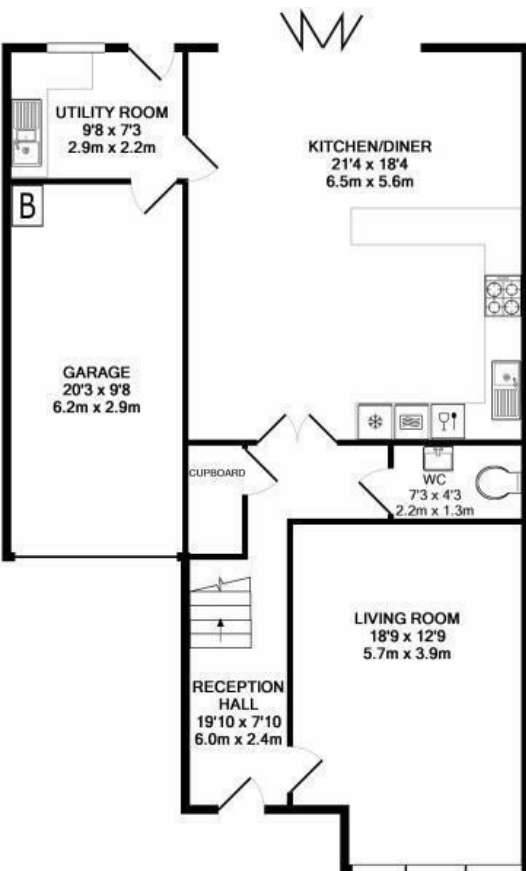
- Kitchen/diner 21'3" x 18'4" (6.5m x 5.6m)**
- Utility room 9'8" x 7'3" (2.95m x 2.21m)**
- Living room 18'8" x 12'9" (5.7m x 3.9m)**
- Reception hall 19'10" x 7'10" (6.05m x 2.4m)**
- Cloakroom 7'3" x 4'3" (2.21m x 1.30m)**
- Garage 20'4" x 9'6" (6.2m x 2.9m)**
- Bedroom/Living room 18'4" x 15'5" (5.6m x 4.7m)**
- Bedroom 2 17'0" x 9'6" (5.2m x 2.9m)**
- En-suite 9'8" x 7'1" (2.95m x 2.16m)**
- Bedroom 3 15'5" x (4.7m x)**
- Bedroom 4 15'5" at max x 9'6" (4.7m at max x 2.9m)**
- Bathroom 7'6" x 5'8" (2.29m x 1.73m)**
- Bedroom 1 18'8" x 12'9" (5.7m x 3.9m)**
- En-suite 9'10" x 7'7" (3.00m x 2.31m)**
- Dressing area 12'9" x 8'10" (3.9m x 2.7m)**
- Garden**
- Information**
Council tax Band G - £3,181.77 for 2020/21
Service charge - £1100 per annum



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

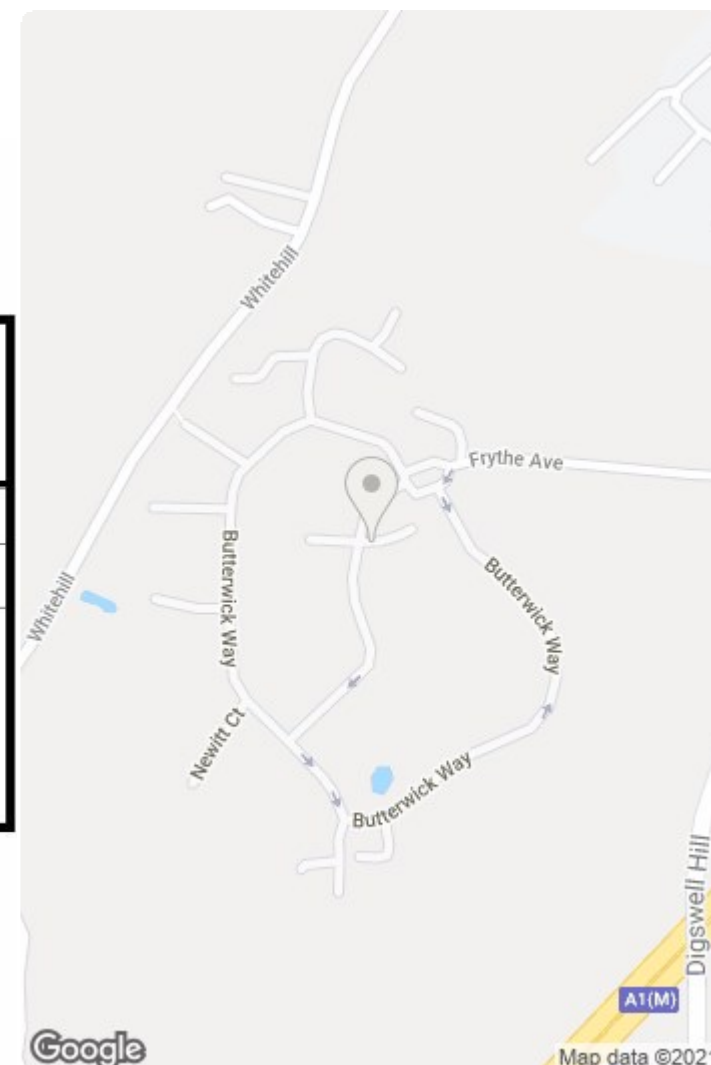




TOTAL APPROX. FLOOR AREA 2397 SQ.FT. (222.7 SQ.M.)

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	84	91
(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	84	91
(69-80) C		
(55-68) D		
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