



11 Stanborough Mews, Welwyn Garden City, Hertfordshire, AL8 6DB

£2,150 Per calendar month

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

11 Stanborough Mews, Welwyn Garden City, Hertfordshire, AL8 6DB

A charming 5 bedroom family house in this mews setting close to Welwyn Garden City Town Centre. Accommodation includes entrance hall, living room, large kitchen/breakfast room, study/play room and downstairs cloakroom. Upstairs are 3 bedrooms with en-suite to master and family bathroom. On the second floor are two further bedrooms. Garage with driveway parking for 2 cars, Stanborough Mews was built in 2009 next to Gosling sports park and is located just a 10 minute walk from the town centre and station.

Living room 15'9" x 12'1" (4.81m x 3.70m)

Study 7'11" x 7'10" (2.42m x 2.40m)

Kitchen/breakfast room 28'8" x 8'5" (8.75m x 2.57m)

Cloakroom

Bedroom 1 13'7" x 10'1" (4.16m x 3.09m)

En-suite 9'1" x 7'10" (2.79m x 2.40m)

Bedroom 2 13'6" x 7'10" (4.13m x 2.40m)

Bedroom 3 11'5" x 6'6" (3.49m x 1.99m)

Bathroom 9'4" x 5'3" (2.87m x 1.62m)

Bedroom 4 12'7" x 10'2" (3.85m x 3.11m)

Bedroom 5/office 10'6" x 10'4" (3.22m x 3.16m)

Garden 35'5" x 27'5" (10.80m x 8.38m)

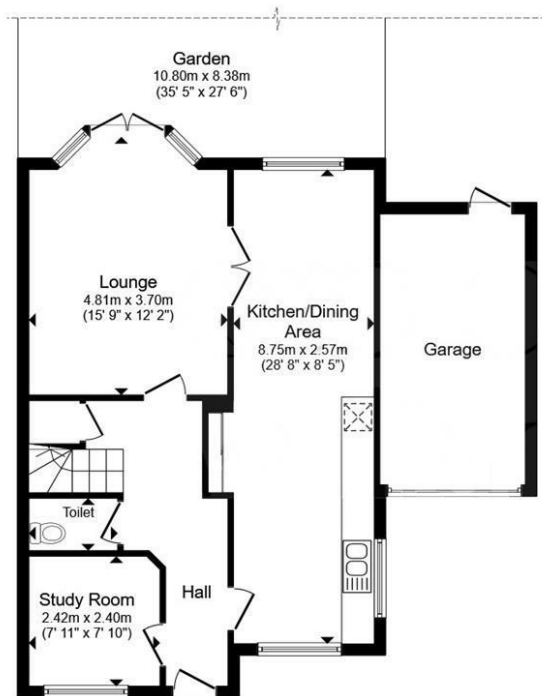
Garage



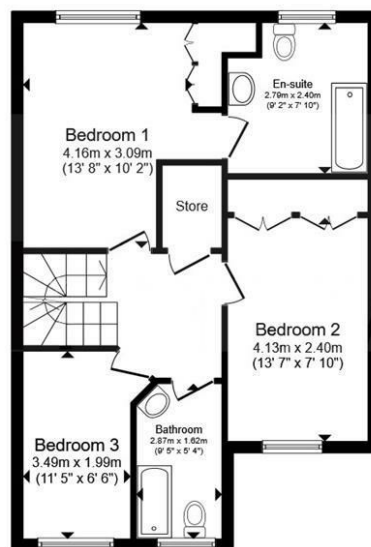
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Company incorporated in England No. 4713968
VAT No. 745 8368 91

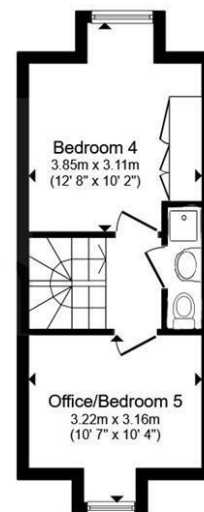




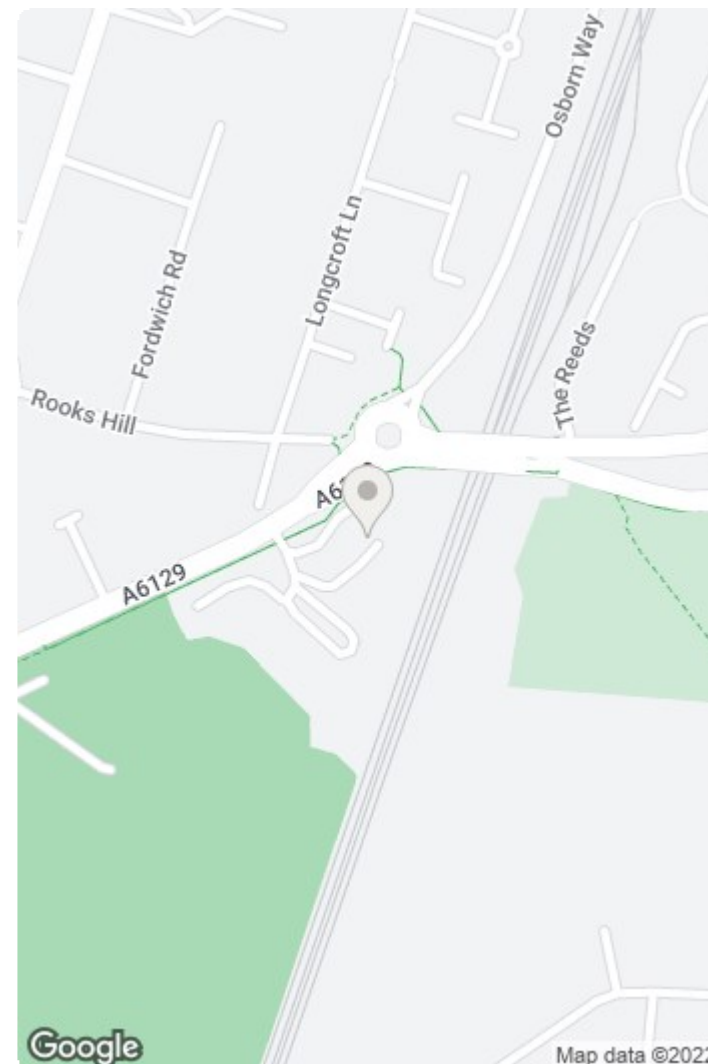
Ground Floor



First Floor



Second Floor



Total floor area 156.0 sq. m. (1,679 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		
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