



114 Harpenden Road, St. Albans, Hertfordshire, AL3 6BZ

Guide price £975,000

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

114 Harpenden Road, St. Albans, Hertfordshire, AL3 6BZ

A newly redecorated and recarpeted bright and spacious 4 bedroom family house presented in excellent order throughout. The property is located within walking distance of St Albans Girls' School (STAGS). Accommodation briefly comprises entrance hall, lounge with open fireplace, dining room, garden room, fitted kitchen, downstairs bedroom/study with ensuite shower and utility room, Upstairs are 3 bedrooms and a refitted bathroom. The driveway provides parking for several cars and the large, mature garden overlooks fields to the rear.

Living room 15'9" x 11'10" (4.82m x 3.62m)

Kitchen 13'7" x 6'11" (4.16m x 2.12m)

Dining room 13'1" x 11'10" (4.00m x 3.62m)

Garden room 12'0" x 11'5" (3.68m x 3.48m)

Study/Bedroom 16'1" x 7'1" (4.92m x 2.18m)

Shower room

Entrance hall

Bedroom 15'9" x 11'10" (4.82m x 3.62m)

Bedroom 13'3" x 11'10" (4.06m x 3.62m)

Bedroom 10'1" x 7'0" (3.08m x 2.14m)

Bathroom

Garden

Information

The house is situated in the immediate vicinity of St Albans Girls' School, which currently holds an outstanding status from Ofsted. It is also within walking distance of two local primary schools, as well as local shops in High Oaks. A regular bus service passes the door going from Watford to Luton via St Albans city centre. Furthermore the house affords direct access to a cycle route to Harpenden.

In the kitchen there are the following integrated appliances: Neff induction hob, Neff cooker hood, Neff dishwasher, Neff fridge/freezer, Neff microwave, Bosch double fan oven. A water softener is also installed.

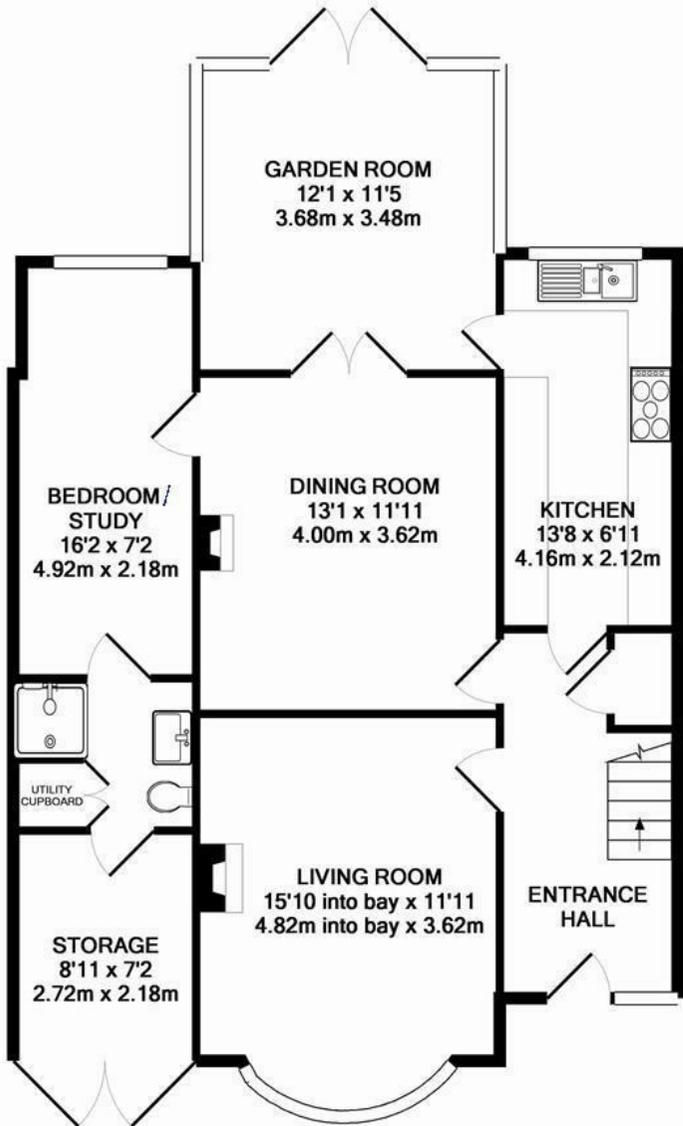
- Fully rewired in 2011
- Central heating replaced in 2011
- Windows replaced in 2011 (2015 for Garden Room)
- Upstairs bathroom fitted in 2011/12
- The kitchen was also installed in 2011.
- The downstairs bathroom was renovated in 2014



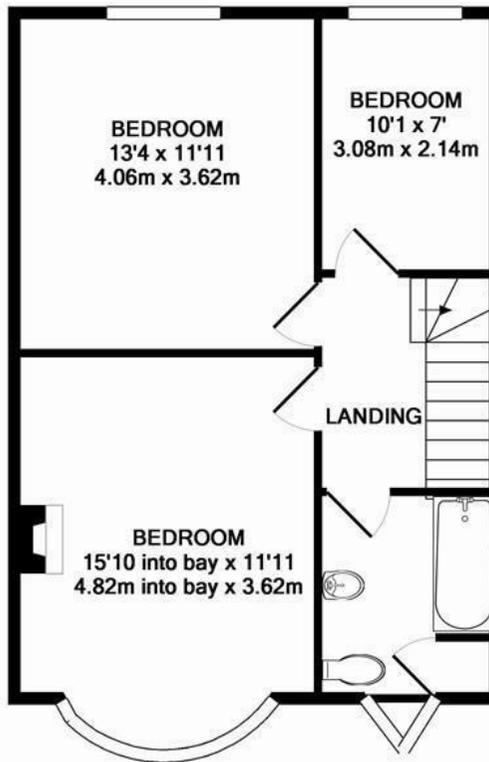
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Company incorporated in England No. 4713968
VAT No. 745 8368 91





GROUND FLOOR
APPROX. FLOOR
AREA 893 SQ.FT.
(82.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1409 SQ.FT. (130.9 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			
(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	80

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	76

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