



# 39

Bassingburn Walk, Welwyn Garden City, AL7 3QQ

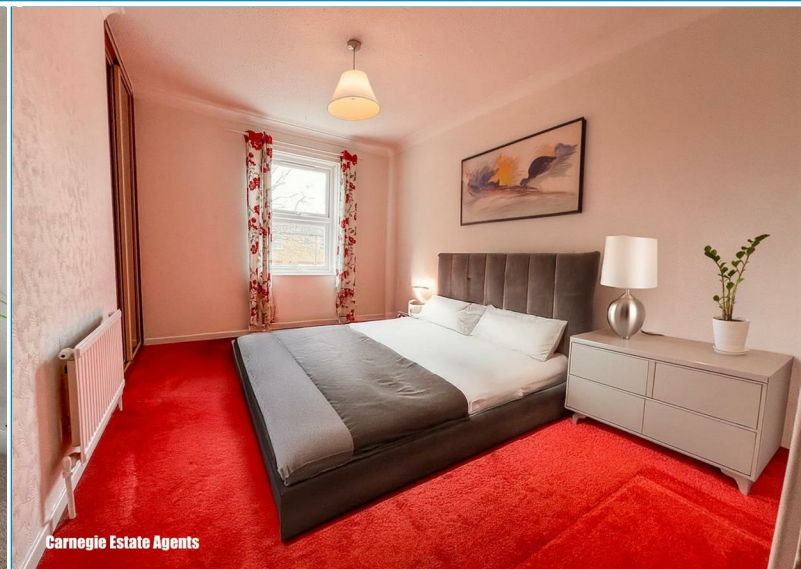


## Carnegie

This delightful one-bedroom cluster home in Welwyn Garden City offers a perfect blend of comfort and convenience. Recently repainted, the property boasts a fresh and inviting atmosphere, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

The home features a well-proportioned reception room, providing a versatile space for relaxation or entertaining guests. The bedroom is thoughtfully designed, ensuring a peaceful sanctuary for rest. The property also includes a modern bathroom, catering to all your daily needs.

One of the standout features of this home is the lovely garden, which offers a private outdoor space to enjoy the fresh air and sunshine. Additionally, the property benefits from a garage, providing ample storage or parking options.



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Living room  
18'4" x 11'9"

Kitchen

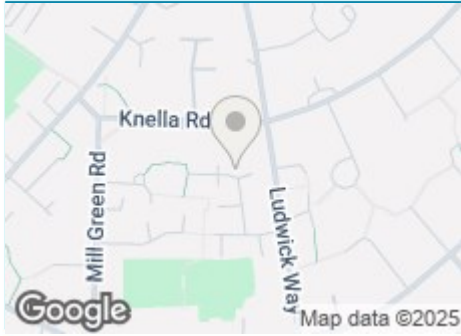
Bedroom  
12'9" x 8'10"

Bathroom

Garage

Rear Garden





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.