



CARNEGIE PHOTOGRAPHY

19 Elmwood, Welwyn Garden City, Hertfordshire, AL8 6LD

**Guide price £950,000**

**Sell with us from £995 + VAT**



**Carnegie**

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

## 19 Elmwood, Welwyn Garden City, Hertfordshire, AL8 6LD

A rare opportunity to own this fantastic detached family home in one of the town's most sought after roads. Last sold on the market over 20 years ago, the house offers perfect accommodation for a growing family and is located close by to sought after Applecroft JMI school (Ofsted rated outstanding). Welwyn Garden City town centre with it's wide selection of shops including a John Lewis, shopping centre and station is just a 15 minute walk away. The A1(M) is close by.

**Kitchen/breakfast room 19'11" x 16'7" (6.09m x 5.08m)**



**Living room 22'8" x 13'11" (6.92m x 4.26m)**



**Study 13'11" x 11'1" (4.26m x 3.40m)**

**Cloakroom**

**Entrance hall**

**Utility room 8'1" x 8'0" (2.48m x 2.46m)**

**Garage 22'2" x 12'8" (6.76m x 3.87m)**

**Workshop 11'3" x 10'6" (3.44m x 3.22m)**

**Master bedroom 22'11" x 12'6" (7.00m x 3.83m)**

**En-suite**

**Bedroom 2 13'11" x 10'11" (4.26m x 3.34m)**

**Bedroom 3 13'4" x 9'3" (4.08m x 2.84m)**

**Bedroom 4 12'9" x 9'9" (3.89m x 2.98m)**

**Bathroom**

**Landing**

**Garden**

**Council tax**

Council tax band F - £2,652.91 for 2020/21

**Lease details**

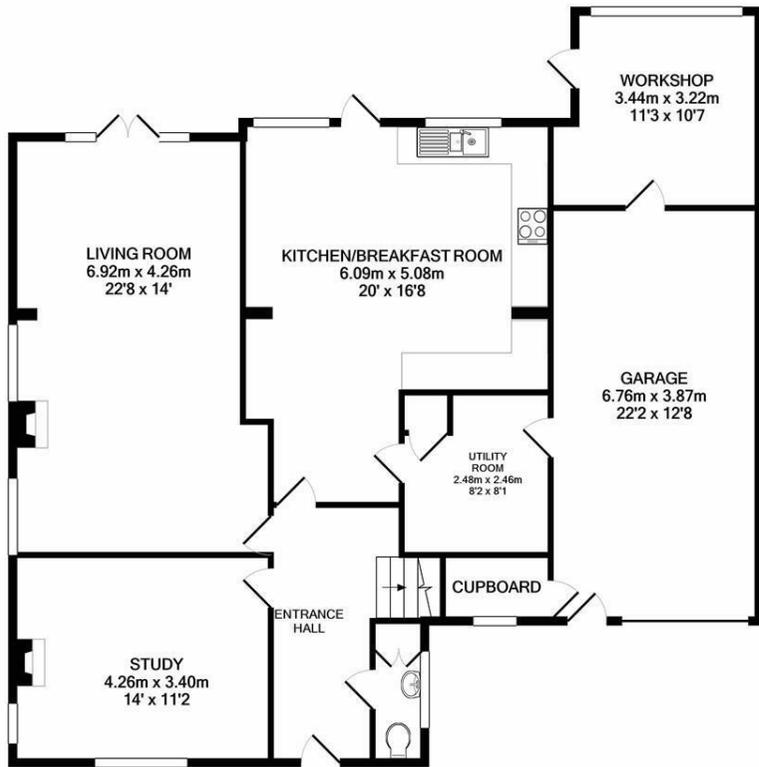
Leasehold - 999 years commencing on the 25th March 1925 (904 years remaining)

Ground rent - £14.50 per annum

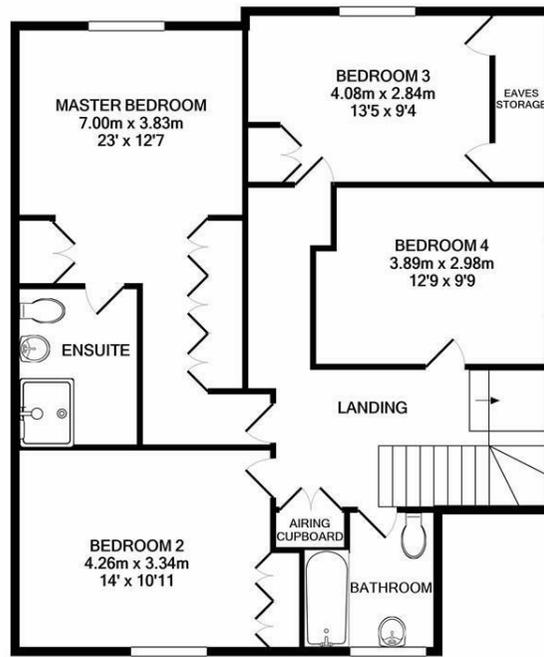
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Company incorporated in England No. 4713968  
VAT No. 745 8368 91





GROUND FLOOR  
APPROX. FLOOR  
AREA 120.6 SQ.M.  
(1298 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 87.6 SQ.M.  
(943 SQ.FT.)

TOTAL APPROX. FLOOR AREA 208.2 SQ.M. (2241 SQ.FT.)

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		66	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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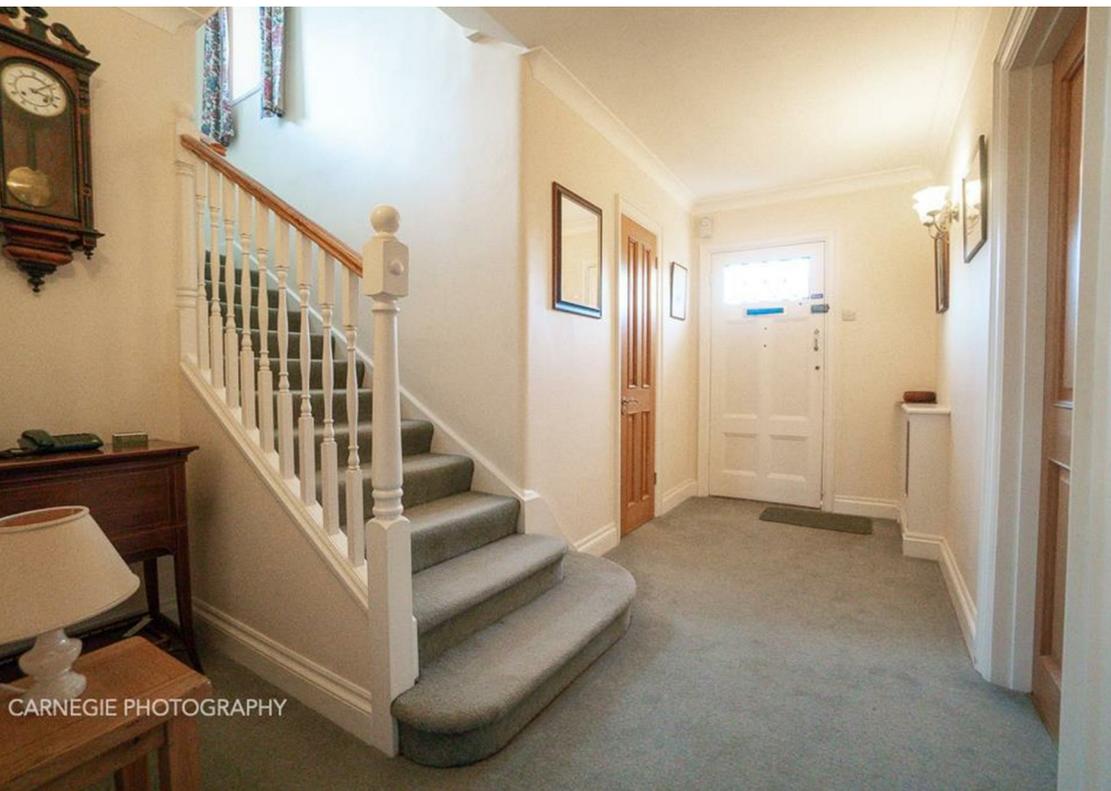




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