



Carnegie Estate Agents

174 Boundary Lane, Welwyn Garden City, AL7 4DF

£460,000

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Carnegie

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

174 Boundary Lane, Welwyn Garden City, AL7 4DF

A beautifully presented and thoughtfully upgraded three-bedroom family home, ideally located within this popular residential area of Welwyn Garden City, offering stylish interiors, excellent outdoor space and off-street parking.

This attractive property provides approximately 96.8 sq.m. (1,041 sq.ft.) of versatile accommodation (including outbuildings), perfectly suited to modern family living. The home has been tastefully improved throughout, combining contemporary finishes with a warm and inviting feel.

Kitchen/breakfast room 14'2" x 10'7" (4.34m x 3.24m)

Dining area 11'4" x 10'7" (3.46m x 3.23m)

Living room 14'5" x 12'9" (4.40m x 3.90m)

Utility 5'7" x 4'8" (1.71m x 1.43m)

Cloakroom

Bedroom 1 11'9" x 10'11" (3.59m x 3.35m)

Bedroom 2 9'7" x 8'3" (2.94m x 2.53m)

Bedroom 3 9'7" x 9'5" (2.94m x 2.88m)

Bathroom

Garden office 11'8" x 7'6" (3.58m x 2.30m)

Garden store 6'9" x 4'9" (2.07m x 1.46m)

Description

To the front, the property boasts excellent kerb appeal, with a well-maintained frontage, mature planting and a block-paved driveway providing off-street parking for one vehicle.

Internally, the ground floor is centred around a superb open-plan kitchen/breakfast room, fitted with modern units and quality worktops, creating a bright and sociable space. This flows seamlessly into the dining area, ideal for entertaining, while the separate living room offers a comfortable and stylish retreat. A useful utility room and downstairs WC complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom.

The rear garden has been thoughtfully landscaped to create a low-maintenance yet highly usable outdoor space, featuring a patio, artificial lawn and a fantastic garden office/studio with additional storage, perfect for working from home or leisure use.

Boundary Lane is a highly convenient location, within easy reach of local schooling, shops, green spaces and Welwyn Garden City town centre, with its mainline station offering fast links into London.



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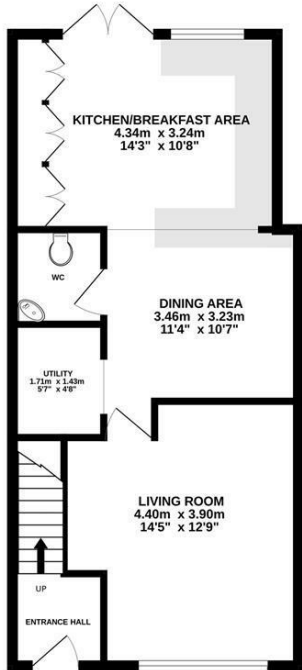
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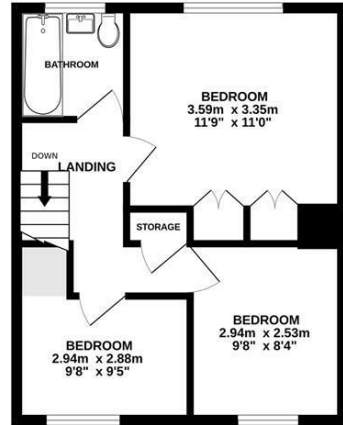
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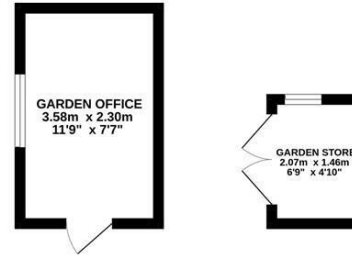
GROUND FLOOR
48.8 sq.m. (525 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.

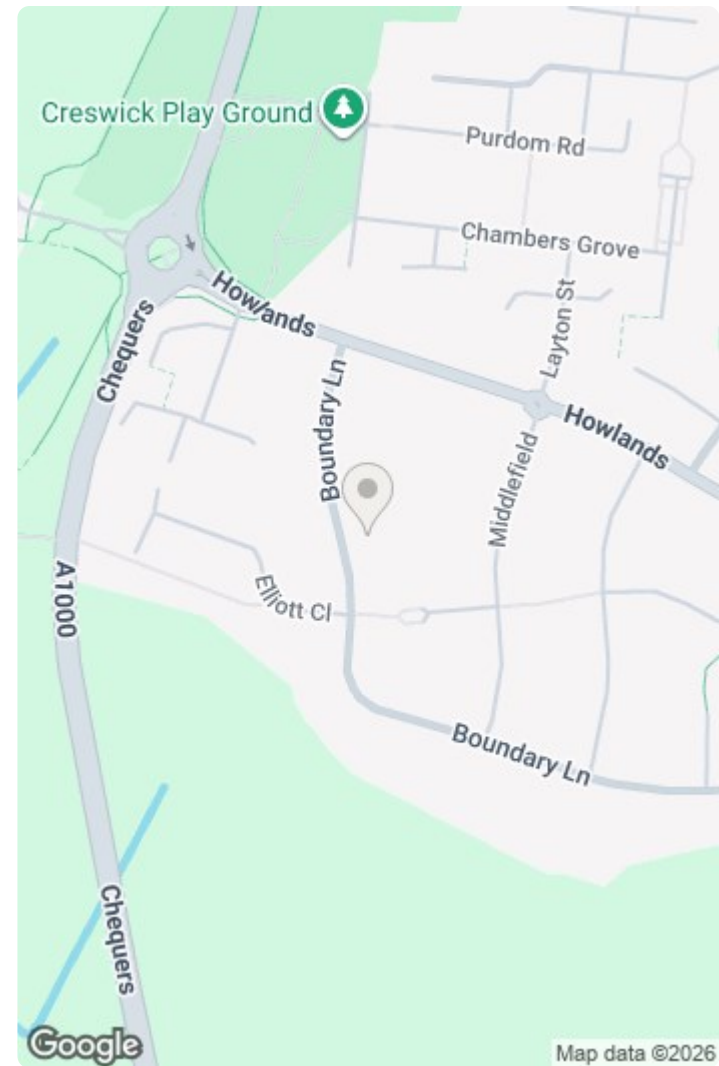


OUTBUILDINGS
11.3 sq.m. (121 sq.ft.) approx.



TOTAL FLOOR AREA : 96.8 sq.m. (1041 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	74	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			
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