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

126 Handside Lane, Welwyn Garden City, AL8 6SZ

A beautifully presented and surprisingly spacious three-bedroom detached family home occupying a prime position on Welwyn Garden City's highly sought-after West Side, offering approximately 1,633 sq ft of accommodation, a generous rear garden, garage and driveway.

Description

The accommodation has been thoughtfully improved to create an excellent family home, with generous bedrooms and superb living and entertaining space overlooking the garden.

The welcoming entrance hall leads through to a substantial living room measuring approximately 19'11" x 12'4". This is a wonderfully bright and comfortable room, with a log-burning stove providing an attractive focal point and bi-folding doors opening directly onto the rear garden.

Alongside is the impressive kitchen/dining room, fitted with an extensive range of Shaker-style cabinetry and centred around a large island with gas hob and overhead extractor. There is ample space for a family dining table, while further bi-folding doors provide another direct connection with the garden – making the entire ground floor work particularly well for entertaining and family life. A separate utility room provides valuable additional storage and laundry space.

Also on the ground floor is a smart family bathroom with bath and shower over. Upstairs, the property offers three genuinely generous bedrooms. Bedroom one measures approximately 15'3" x 14'5", with bedroom two approximately 14'5" x 13'5" and bedroom three approximately 12'4" x 10'7". A separate WC serves the first floor. Bedroom two also benefits from hot and cold air conditioning. The accommodation extends to approximately 151.7 sq m / 1,633 sq ft according to the floorplan.

Outside

The rear garden is a particular feature of the property: a large, established and predominantly lawned garden offering plenty of room for children, entertaining and outdoor living. A patio immediately adjoining the house provides an ideal seating and dining area, while a substantial timber gazebo towards the rear creates an additional covered entertaining space.

To the front, the property is set back behind established hedging and garden, with a private driveway leading to the attached garage, providing useful off-street parking and storage.

An elapsed planning permission has been granted for a two storey extension, which may be of interest to buyers looking at the property's longer-term potential; purchasers should make their own enquiries regarding the present status and any possibility of reinstating or renewing that consent.

Early viewing is highly recommended.

Please note

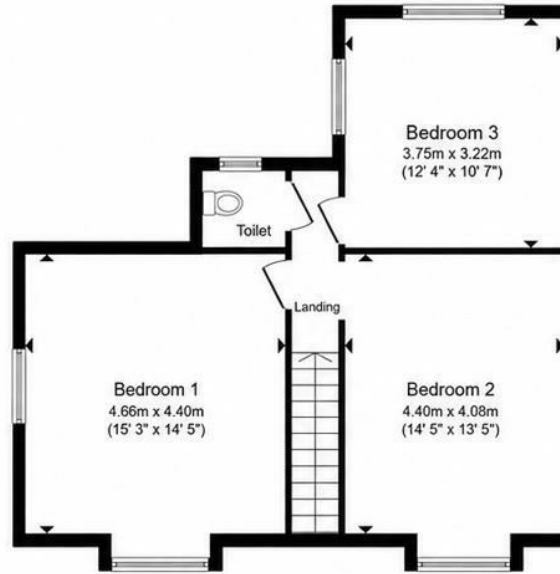
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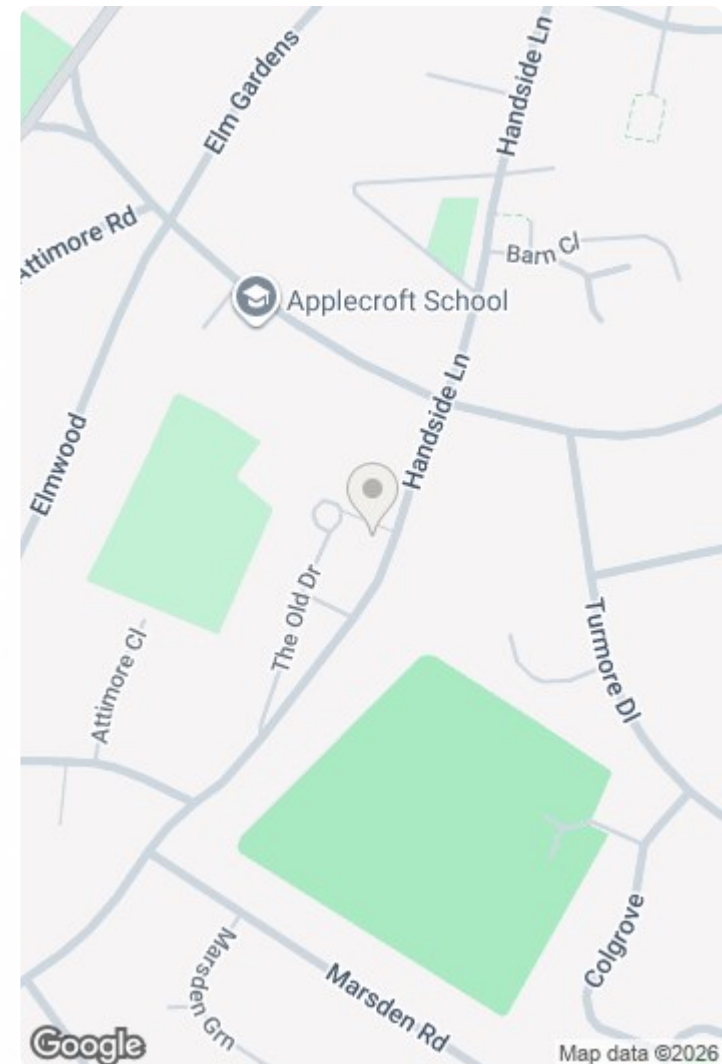


Ground Floor



First Floor

Total floor area 151.7 m² (1,633 sq.ft.) approx



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		
England & Wales	EU Directive 2002/91/EC	

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