



44 Longcroft Gardens, Welwyn Garden City, AL8 6JR

Guide price £525,000

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Carnegie

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

44 Longcroft Gardens, Welwyn Garden City, AL8 6JR

Welcome to Longcroft Gardens, Welwyn Garden City - a charming location that could be the perfect setting for your new home! This delightful semi-detached house boasts a fantastic setting just a 5 minute walk from the town centre and station. As you step inside, you'll be greeted by two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own. The property features a well-maintained bathroom, ensuring convenience and comfort for your daily routines. Built in 1996, this home offers a blend of modern amenities with a touch of character that comes with a well-established property. Spanning across 931 sq ft, this house provides a comfortable living space for you to create lasting memories. Whether you're looking to settle down in a peaceful neighbourhood or seeking a fresh start in a new environment, this property offers the perfect opportunity to do so. Don't miss out on the chance to make Longcroft Gardens your new address - a place where modern living meets traditional charm in the heart of Welwyn Garden City.

Entrance hall

Living room 22'1" x 15'10" (6.74m x 4.84m)

Kitchen 9'3" x 7'6" (2.83m x 2.30m)

Conservatory 14'0" x 12'4" (4.29m x 3.76m)

Bedroom 1 10'8" x 9'0" (3.26m x 2.76m)

Bedroom 2 8'11" x 8'7" (2.73m x 2.64m)

Bedroom 3 10'9" x 6'11" (3.29m x 2.12m)

Shower room

Cloakroom

Garden

Council tax band E - £2,669.52 for 2024/25



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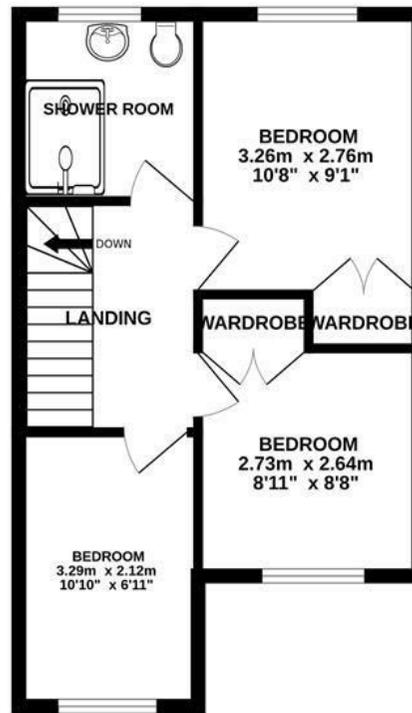
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GROUND FLOOR
50.4 sq.m. (543 sq.ft.) approx.

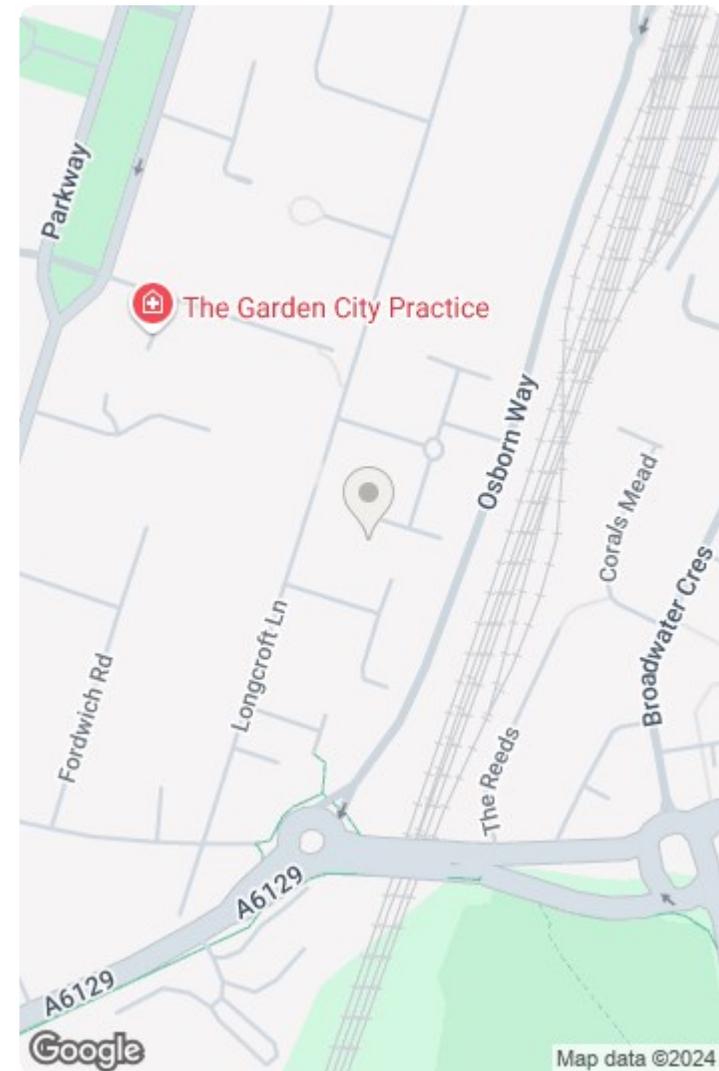


1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA : 86.5 sq.m. (931 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			87
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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