



41 Longcroft Gardens, Welwyn Garden City, AL8 6JR

£530,000

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

41 Longcroft Gardens, Welwyn Garden City, AL8 6JR

A well-proportioned ****three-bedroom family home with a separate garage and off-street parking****, situated in a popular residential area of Welwyn Garden City. The property provides a practical layout with two reception areas, a ground-floor cloakroom and three bedrooms, while also offering scope for a new owner to update and personalise.

Living room 15'10" x 12'3" (4.83m x 3.75m)

Dining room 9'4" x 7'10" (2.87m x 2.41m)

Kitchen 9'4" x 7'6" (2.87m x 2.31m)

Bedroom 1 10'7" x 8'11" (3.25m x 2.74m)

Bedroom 2 8'11" x 8'11" (2.74m x 2.72m)

Bedroom 3 10'8" x 6'11" (3.26m x 2.11m)

Bathroom

Cloakroom

Garden

Garage and parking

Description

The accommodation begins with an entrance hall and ground-floor WC, leading into a spacious 15'10" x 12'3" living room. To the rear is a separate dining room, measuring 9'4" x 7'10", with direct access to the garden, together with an adjoining fitted kitchen measuring 9'4" x 7'6".

Upstairs are three bedrooms. Bedroom one measures 10'7" x 8'11", bedroom two measures 8'11" x 8'11", and bedroom three measures 10'8" x 6'11". There is also a family bathroom. The property benefits from double glazing and has a straightforward, functional layout that should appeal particularly to families and first-time buyers.

Outside, the house has a private rear garden extending away from the property, with a paved seating area immediately to the rear and mature shrubs and planting. The garden offers plenty of potential for a new owner to further enhance and create an attractive outdoor space.

A particularly useful feature is the separate garage, measuring approximately 17'7" x 8'10", with the additional benefit of off-street parking immediately in front of the garage.

Overall, this is a good-sized three-bedroom home with garage, parking and private garden, offering an excellent opportunity for buyers looking for a property they can improve to their own taste in an established Welwyn Garden City location.

Key Features: Three bedrooms • 15'10" x 12'3" living room • Separate dining room • Fitted kitchen • Family bathroom • Ground-floor WC • Private rear garden • Separate garage • Parking in front of garage • Approx. 885 sq ft • Scope for further improvement and personalisation

Take note

Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property. All measurements are approximate and any interested party should instruct their own survey and take their own measurements for certainty before proceeding with a purchase.

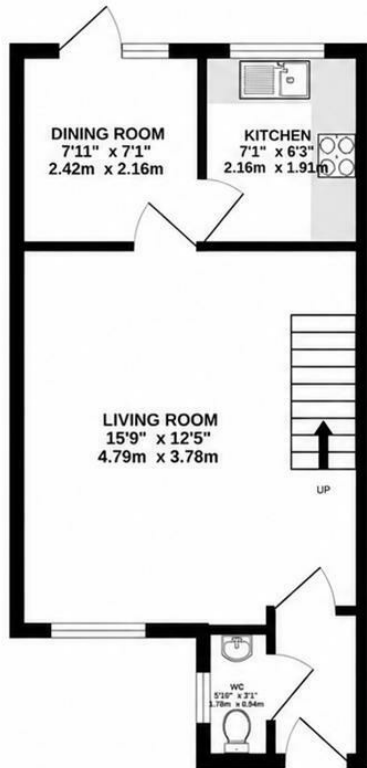


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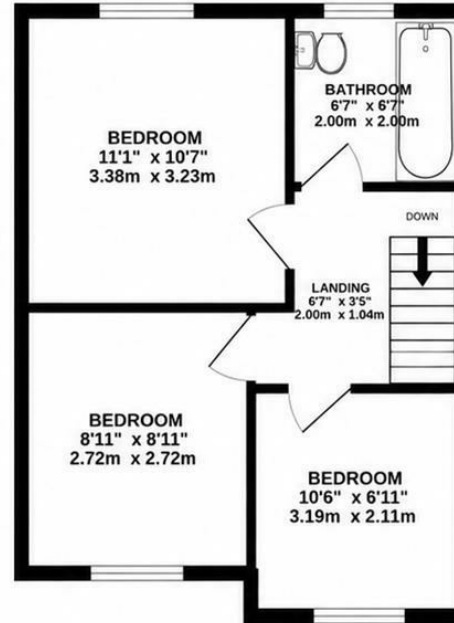
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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

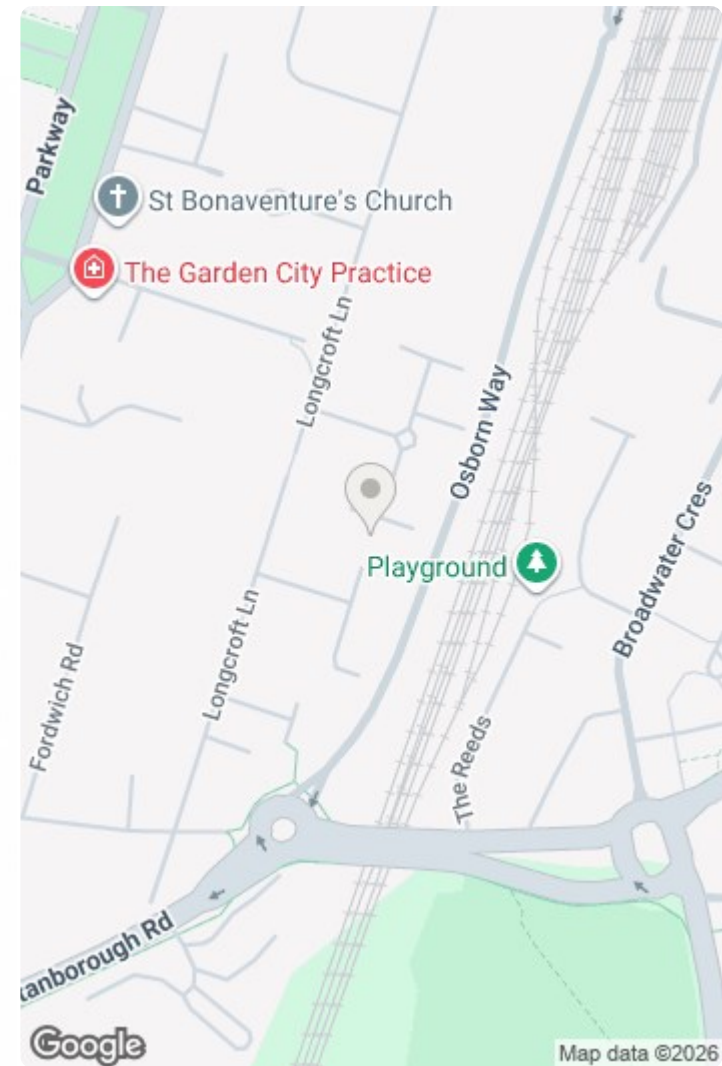


1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) 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		90
(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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