



19 Parkside, Welwyn, AL6 9DQ

£375,000

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

## 19 Parkside, Welwyn, AL6 9DQ

A very smart 2 bedroom house in this fantastic location in the heart of Welwyn village. The property has been redecorated and re-carpeted and is ready to move in. The village High Street is a 2 minute walk and offers a selection of pubs and restaurants, a Tesco express and a Marks and Spencer mini mart. Welwyn Garden City town centre with it's large selection of shops including a John Lewis is a few minutes drive. The A1 (M) is just a minute drive away. Welwyn north station with frequent service to Cambridge and Kings Cross is just over a mile away.

**Kitchen 8'6" x 7'2" (2.6m x 2.2m)**

**Reception room 23'0" x 10'11" (7.01m x 3.33m)**

**Bedroom 1 12'1" x 11'1" (3.7m x 3.4m)**

**Bedroom 2 10'5" x 6'6" (3.2m x 2m)**

**Bathroom**

**Garage**

### Agent note

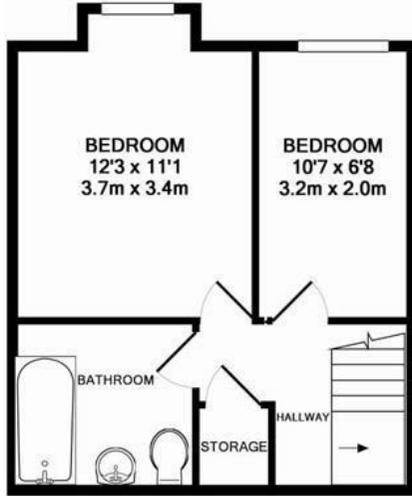
CGI furniture has been added to show space. Buyers should check their furniture fits and make no assumptions from the furniture shown.



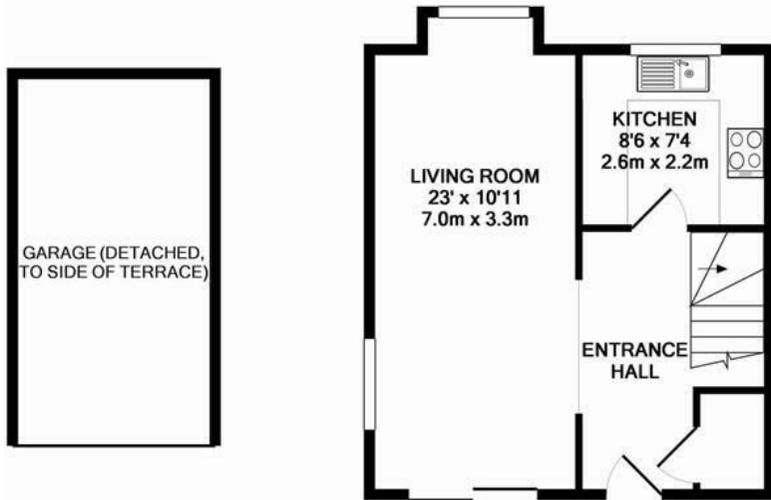
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Company incorporated in England No. 4713968  
VAT No. 745 8368 91





GROUND FLOOR



ENTRANCE FLOOR

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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