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8 Beehive Green, Welwyn Garden City, AL7 4BE

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

## 8 Beehive Green, Welwyn Garden City, AL7 4BE

A spacious three-bedroom house in a popular Welwyn Garden City location, now requiring modernisation throughout and offering an excellent opportunity for buyers looking to update and add value. The property benefits from a driveway and garage, along with mature front and rear gardens. The ground floor provides generous accommodation including two reception rooms, a conservatory, a sizeable kitchen breakfast room, utility area and bathroom. While the layout works well, most areas would benefit from updating, allowing incoming purchasers to put their own stamp on the property. On the first floor are three bedrooms and a family bathroom. The rear garden is a real feature — private, established and offering plenty of scope for improvement or extension, subject to planning. Located in a well-established residential area, close to local amenities, schools and transport links, this property represents a genuine opportunity to acquire a home with strong potential in a sought-after part of Welwyn Garden City.

**Living room 12'2" x 19'6" (3.73m x 5.95m)**

**Study 13'5" x 9'9" (4.10m x 2.98m)**

**Kitchen/dining room 9'4" x 26'10" (2.87m x 8.20m)**

**Utility area 6'0" x 10'4" (1.83m x 3.16m)**

**shower room 4'3" x 6'5" (1.30m x 1.98m)**

**Garage 10'6" x 16'0" (3.21m x 4.89m)**

**Conservatory 10'6" x 7'11" (3.21m x 2.43m)**

**Bedroom 1 9'5" x 11'11" (2.88m x 3.65m)**

**Bedroom 2 9'3" x 9'9" (2.82m x 2.99m)**

**Bedroom 3 6'2" x 9'3" (1.90m x 2.84m)**

**Bathroom 5'9" x 5'5" (1.77m x 1.66m)**

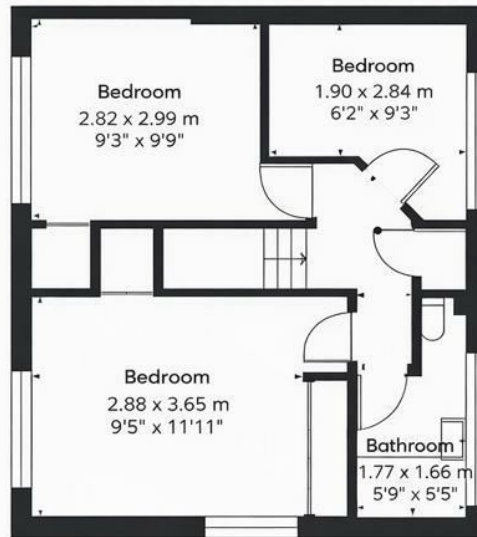
### Garden

#### Additional information

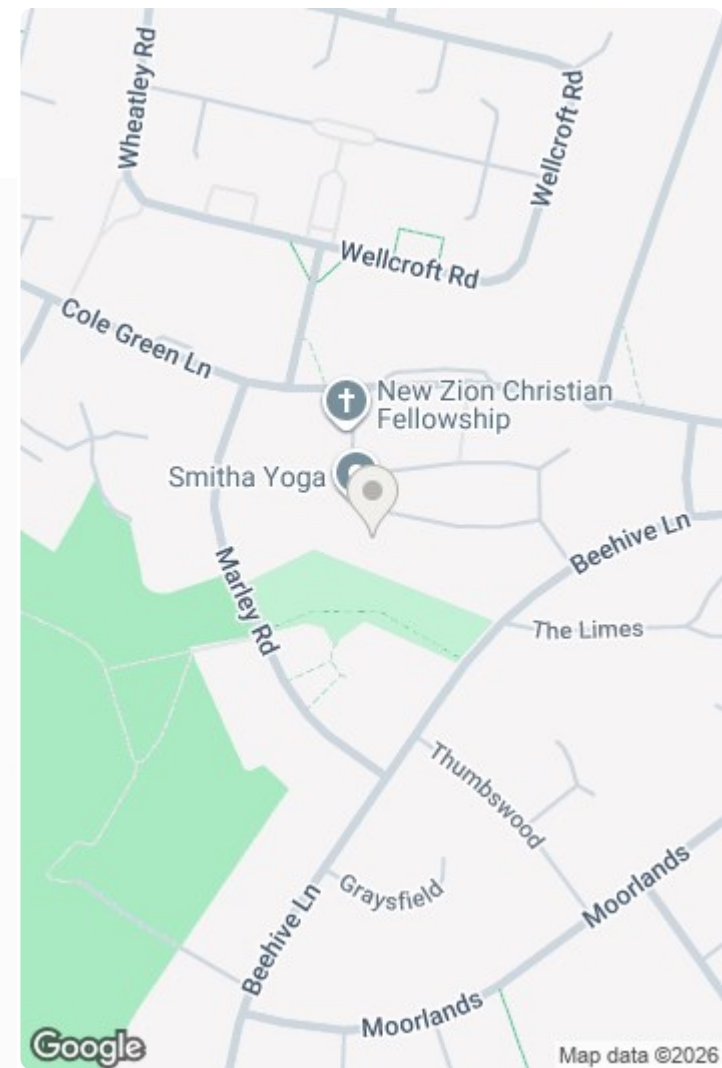
Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.



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These floor plans are provided for illustrative purposes only. All measurements, areas, and layouts are approximate and should not be relied upon as a statement of fact. The accuracy of the floor plan, including dimensions, fixtures, and spatial relationships, cannot be guaranteed. Prospective purchasers or tenants should verify all details independently and satisfy themselves as to the accuracy of the information prior to making any decision.



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		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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