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**12 The Jinnings, Welwyn Garden City, AL7 4QB**

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



## 12 The Jinnings, Welwyn Garden City, AL7 4QB

Situated in the highly sought-after Beehive area of Welwyn Garden City, this beautifully refurbished three-bedroom home offers thoughtfully designed living space extending to approximately 994 sq. ft. (92.3 sq. m.), perfectly suited to modern family life. The ground floor is centred around an impressive open-plan living/dining/kitchen space measuring over 22ft by 19ft, creating a bright and sociable heart to the home. The contemporary kitchen is fitted with quality cabinetry and premium Neff appliances, ideal for keen cooks and everyday family living alike. The generous proportions easily accommodate both dining and relaxed seating areas, while a gas fireplace provides a warm and elegant focal point during the cooler months.

**Living/dining/kitchen area 22'1" x 19'8" (6.74m x 6.00m)**

**Entrance hall**

**Shower room**

**Utility room 9'11" x 8'7" (3.04m x 2.64m)**

**Storage**

**Bedroom 1 13'9" x 9'6" (4.20m x 2.90m)**

**Bedroom 2 12'0" x 9'4" (3.66m x 2.85m)**

**Bedroom 3 9'6" x 9'4" (2.90m x 2.85m)**

**Bathroom**

**Garden**

**Description continued...**

A welcoming entrance hall leads to a stylish ground floor shower room, offering excellent practicality for busy households or visiting guests. Complementing the main living space is a separate utility room (10'0" x 8'8"), providing valuable additional space for laundry, food preparation and storage, along with a further dedicated storage area — keeping the main living areas beautifully uncluttered.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom measures an impressive 13'9" x 9'6", while the additional bedrooms (12'0" x 9'4" and 9'6" x 9'4") provide flexible accommodation for children, guests or home working. A modern family bathroom serves the first floor, complemented by useful built-in cupboards and wardrobe space off the landing. Externally, the property continues to impress. The south-facing rear garden is designed for enjoyment, featuring a substantial decked sun terrace — perfect for outdoor dining, entertaining or relaxing in the sunshine. An outside hot water tap adds further practicality for gardening, cleaning or pet care. Located within easy reach of local amenities, reputable schools and excellent transport links, this exceptional home combines style, space and convenience in one of Welwyn Garden City's best locations.

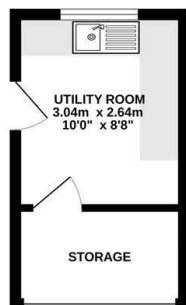


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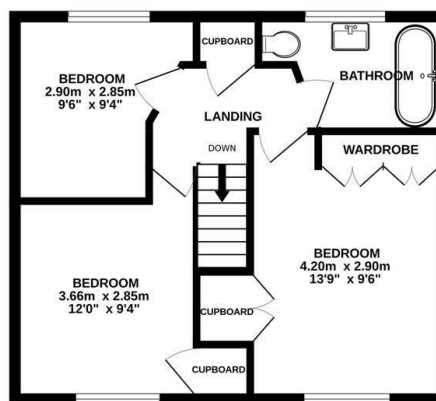
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GROUND FLOOR  
51.9 sq.m. (558 sq.ft.) approx.

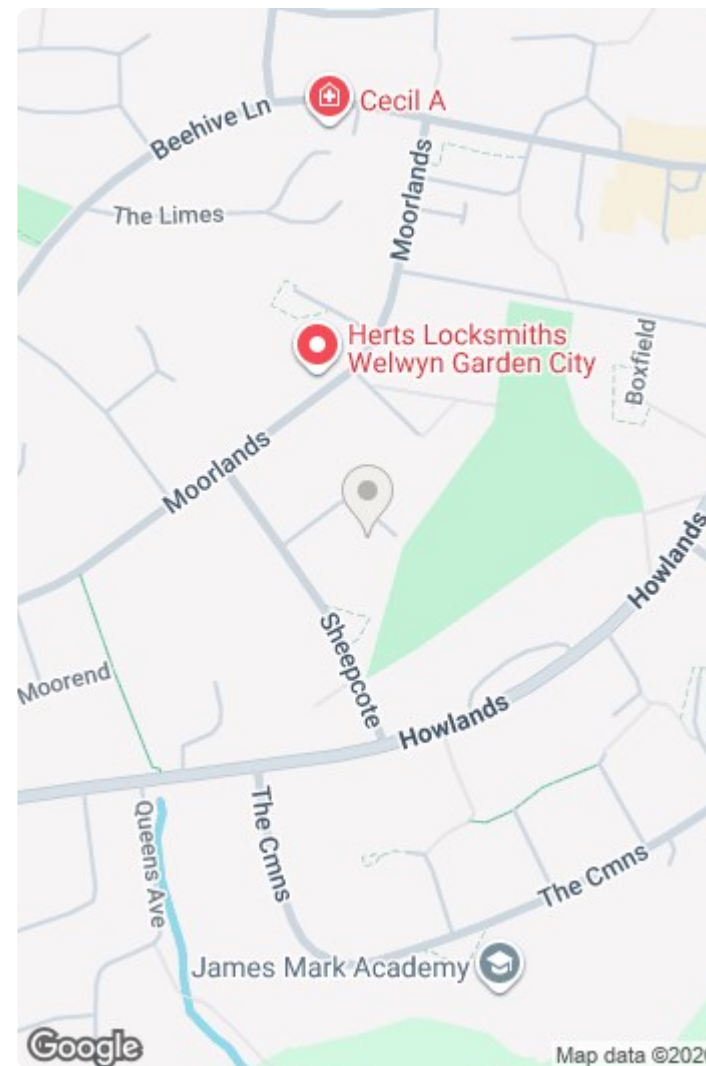


1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 92.3 sq.m. (994 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                                 |                         |           |
| (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 <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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