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51 Lemsford Village, Lemsford, Welwyn Garden City, AL8 7TR

**£815,000**

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



# 51 Lemsford Village, Lemsford, Welwyn Garden City, AL8 7TR

This thoughtfully extended four-bedroom family home offers a surprising amount of accommodation, providing close to 2,000 sq ft of flexible living space arranged over two floors. The ground floor centres around a generous kitchen with excellent flow into multiple reception areas, including a large main living room, dining room and conservatory, making the layout ideal for modern family life, entertaining and home working. The conservatory and rear-facing rooms enjoy open views across the surrounding countryside, adding to the property's semi-rural feel. Upstairs, there are four double bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom accessed from a central landing. Externally, the rear garden enjoys a south-easterly aspect, while to the front the property benefits from a garage and driveway parking for two cars. Situated in the popular Lemsford Village, the home offers immediate access to country walks while remaining highly convenient for Welwyn Garden City and the A1(M).

Porch

Hall 10'9" x 6'2" (3.3m x 1.9m)

Kitchen 23'3" x 12'1" (7.1m x 3.7m)

Reception room 11'9" x 10'5" (3.6m x 3.2m)

Living room 21'3" x 12'1" (6.5m x 3.7m)

Dining room 13'5" x 8'10" (4.1m x 2.7m)

Conservatory 15'8" x 8'10" (4.8m x 2.7m)

Cloakroom

Garage

Bedroom 1 14'1" x 10'2" (4.3m x 3.1m )

En-suite 10'2" x 7'2" (3.1m x 2.2m)

Bedroom 2 13'9" x 10'9" (4.2m x 3.3m)

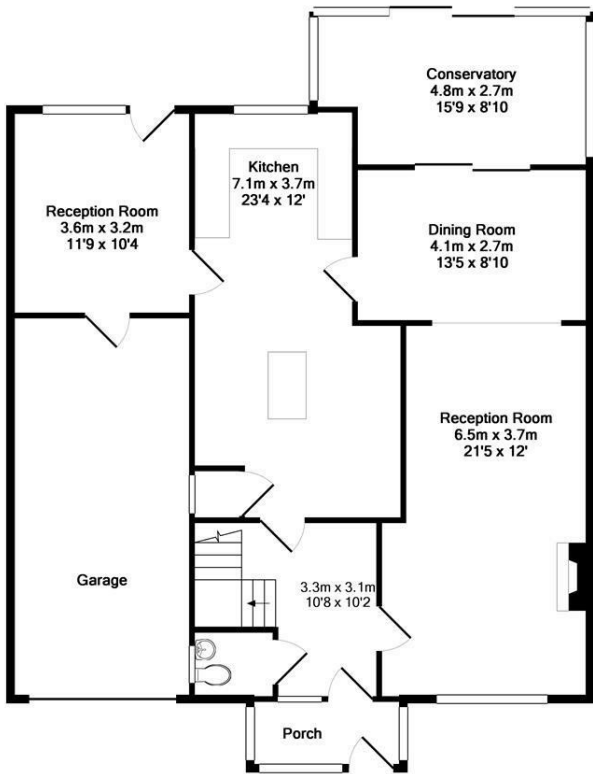
Bedroom 3 11'9" x 10'5" (3.6m x 3.2m)

Bedroom 4 10'9" x 7'2" (3.3m x 2.2m)

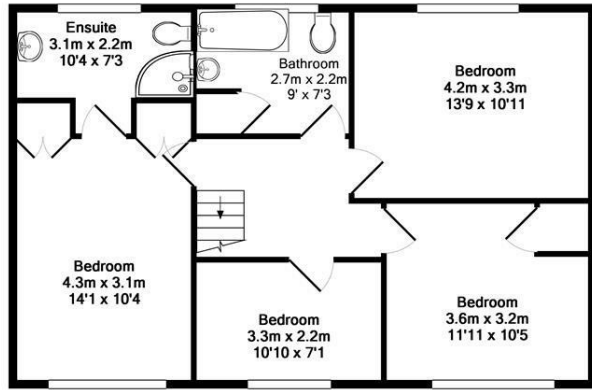
Bathroom 8'10" x 7'2" (2.7m x 2.2m)



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Ground floor  
Approx. Floor  
Area 114.2 Sq.M.  
(1229 Sq.Ft.)

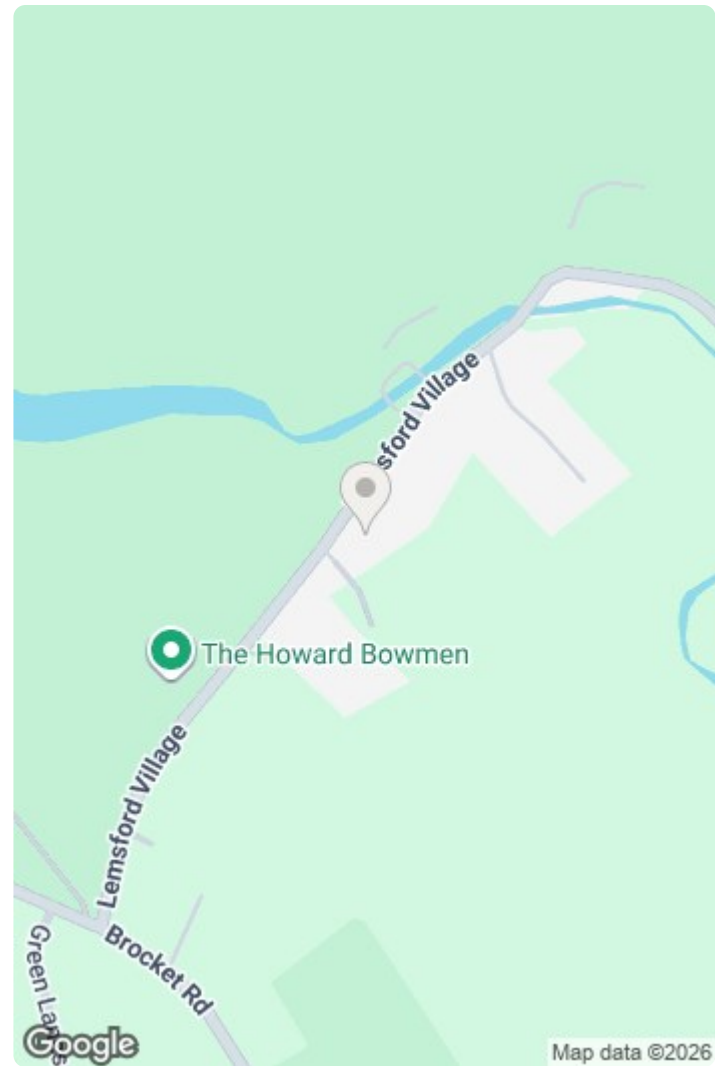



1st floor  
Approx. Floor  
Area 65.6 Sq.M.  
(706 Sq.Ft.)


Total Approx. Floor Area 179.8 Sq.M. (1935 Sq.Ft.)

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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	64		
(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 CO2 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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