



48 Hamilton Road, London, SE27 9SB

Guide Price £925,000



Carnegie

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

48 Hamilton Road, London, SE27 9SB

A beautifully renovated 1890s mid-terrace home offering the perfect blend of period charm, considered design, and modern living. With an impressive 1,370 sq ft of space, this five-bedroom property (one ideal as a study or home office) is perfect for families, professionals, or anyone seeking versatile living.

Inside, you'll find two inviting reception rooms and a layout designed with thoughtful storage solutions throughout. Almost everything has been renewed in recent years—including a new roof, replastering, new concrete floors, and a new staircase—meaning there's nothing for the new owner to do except move in and enjoy. Step outside to a peaceful west-facing garden, perfectly positioned for sunshine throughout the day, afternoon, and early evening—ideal for outdoor dining, entertaining, or simply relaxing. The property also benefits from off-street parking for two cars, offering both convenience and peace of mind.

Located on Hamilton Road, this home sits within a vibrant community, offering an appealing lifestyle and strong investment potential. A rare opportunity to own a home that combines timeless character, meticulous renovation, and ready-to-move-in ease—come and see it for yourself.

Front Reception 14'4" x 10'9" (4.39 x 3.28)

Reception 2 13'8" x 12'0" (4.17 x 3.66)

Kitchen 28'4" x 7'3" (8.64 x 2.21)

Bedroom 1 14'2" x 12'0" (4.32 x 3.68)

Bedroom 2 12'0" x 8'7" (3.66 x 2.62)

Bedroom 3 / Study 8'5" x 4'3" (2.59 x 1.32)

Bedroom 4 7'4" x 7'4" (2.26 x 2.24)

Bedroom 5 17'1" x 10'9" (5.23 x 3.28)

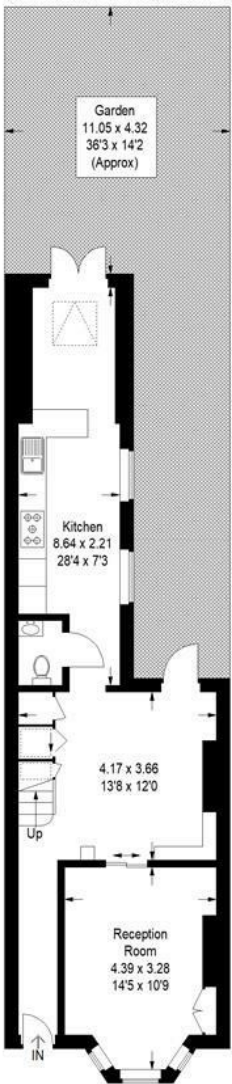


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Approximate Gross Internal Area
127.3 sq m / 1370 sq ft

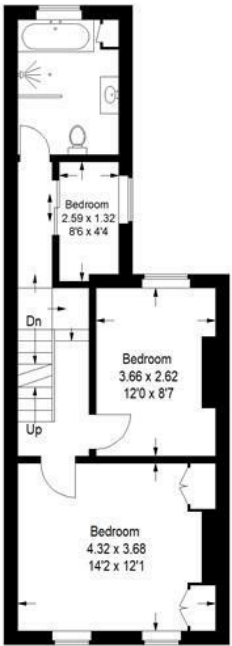
= Reduced headroom below 1.5 m / 5'0"



Ground Floor

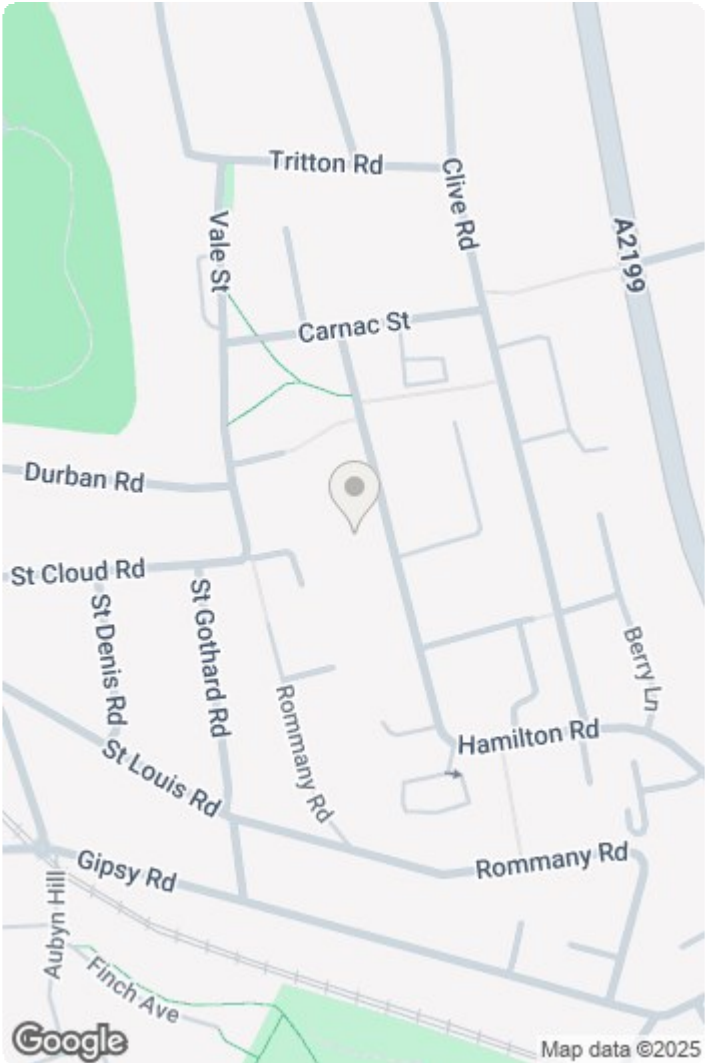


Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1231057)



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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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