



97 Tempsford, Welwyn Garden City, Hertfordshire, AL7 2PA

**£1,300**

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

# 97 Tempsford, Welwyn Garden City, Hertfordshire, AL7 2PA

This delightful first-floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment benefits from double glazing, ensuring a quiet and energy-efficient living space throughout the year.

One of the standout features of this property is the inclusion of a garage, providing secure parking and/or additional storage space. Residents can also take advantage of the communal garden, a lovely area to unwind and enjoy the outdoors.

This apartment is not only a comfortable home but also offers a fantastic location with easy access to local amenities, transport links, and the beautiful surroundings of Welwyn Garden City.

## Entrance hall

Reception room 19'9 x 10'6 (6.02m x 3.20m)

Kitchen 7'10 x 7'7 (2.39m x 2.31m)

Bedroom 1 11'4 x 8'2 (3.45m x 2.49m)

Bedroom 2 8'2 x 8'2 (2.49m x 2.49m)

Bathroom 8'1 x 5'9 (2.46m x 1.75m)

Garage

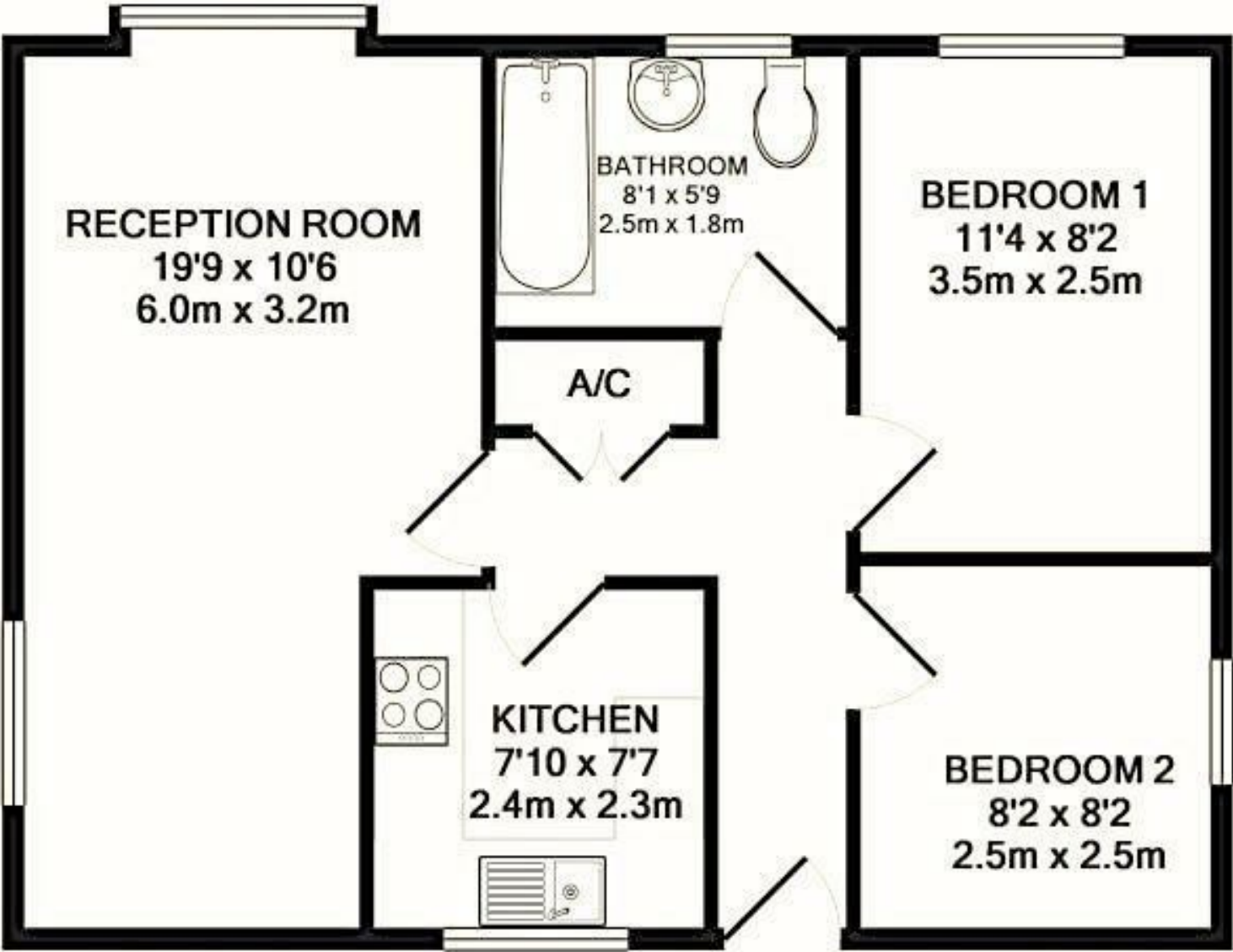
Shared Garden



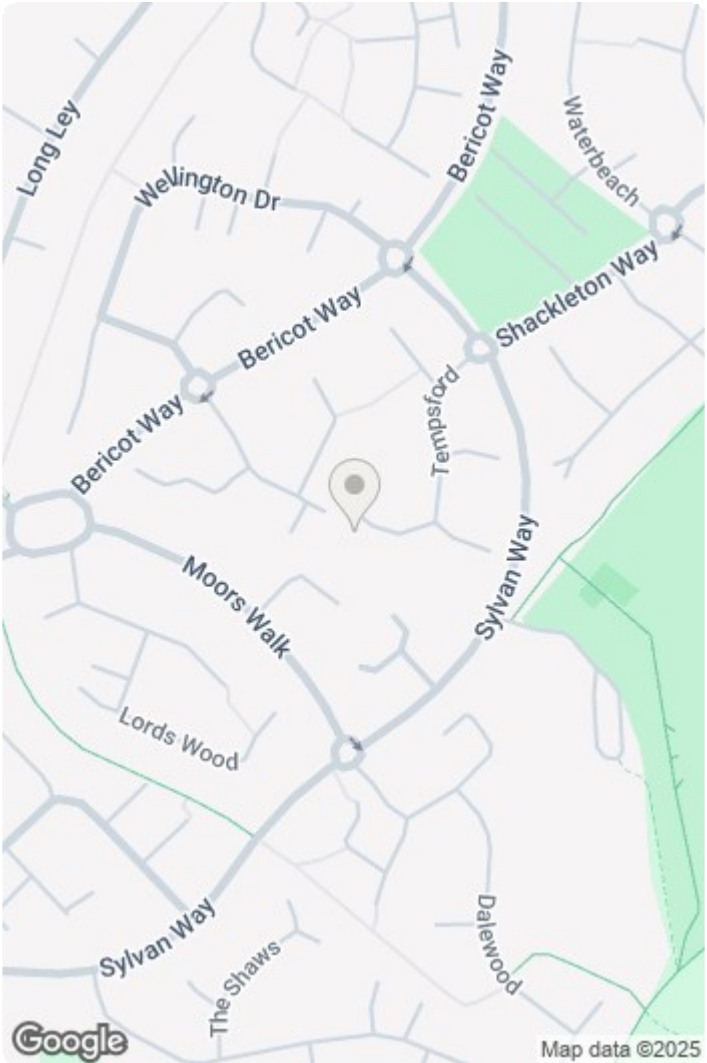
## Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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





This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



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	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		
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