



6b Elmoor Avenue, Welwyn, Hertfordshire, AL6 9PA

£775,000

Sell with us from £995 + VAT



Carnegie

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

6b Elmoor Avenue, Welwyn, Hertfordshire, AL6 9PA

Carnegie Estate Agents are delighted to offer early to the market, a brand new development of three bespoke houses, located just a minutes' walk from the centre of the sought after Welwyn Village. The development, due to be fully completed in June 2022, offers high specification and generous accommodation over two floors. Finished to a high level, each property provides 3 bright and spacious bedrooms and 2 luxury bathrooms (one en-suite) at first floor level. The ground floor provides open plan accommodation with separate utility and downstairs WC. Private walled gardens to the rear and private parking for two cars to the front of the properties. Early reservation will provide opportunity, to customise the properties to suit preference and taste, should you so choose.

Reception room 25'11" x 13'9" (7.9m x 4.20m)

Kitchen 10'9" x 15'1" (3.30m x 4.60m)

Cloakroom

Bedroom 1 15'1" x 10'9" (4.6m x 3.3m)

En-suite shower room

Bedroom 2 9'10" x 15'1" (3.0m x 4.60m)

Bedroom 3 10'5" x 9'10" (3.20m x 3.0m)

Bathroom

Council tax

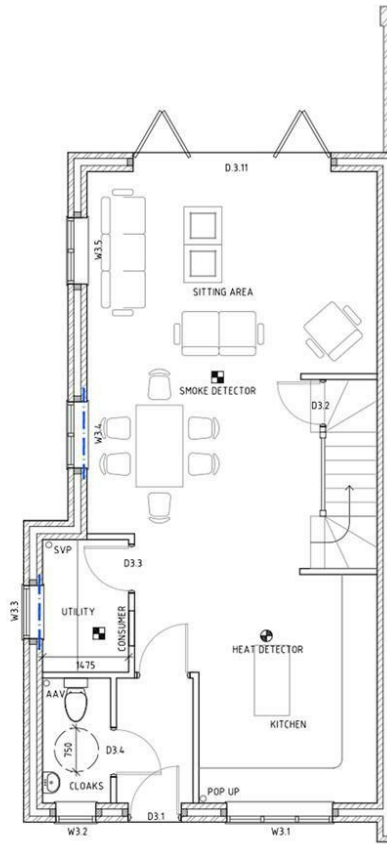
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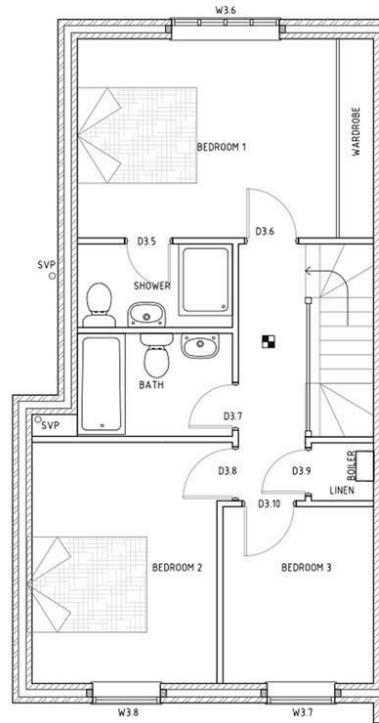
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Company incorporated in England No. 4713968
VAT No. 745 8368 91

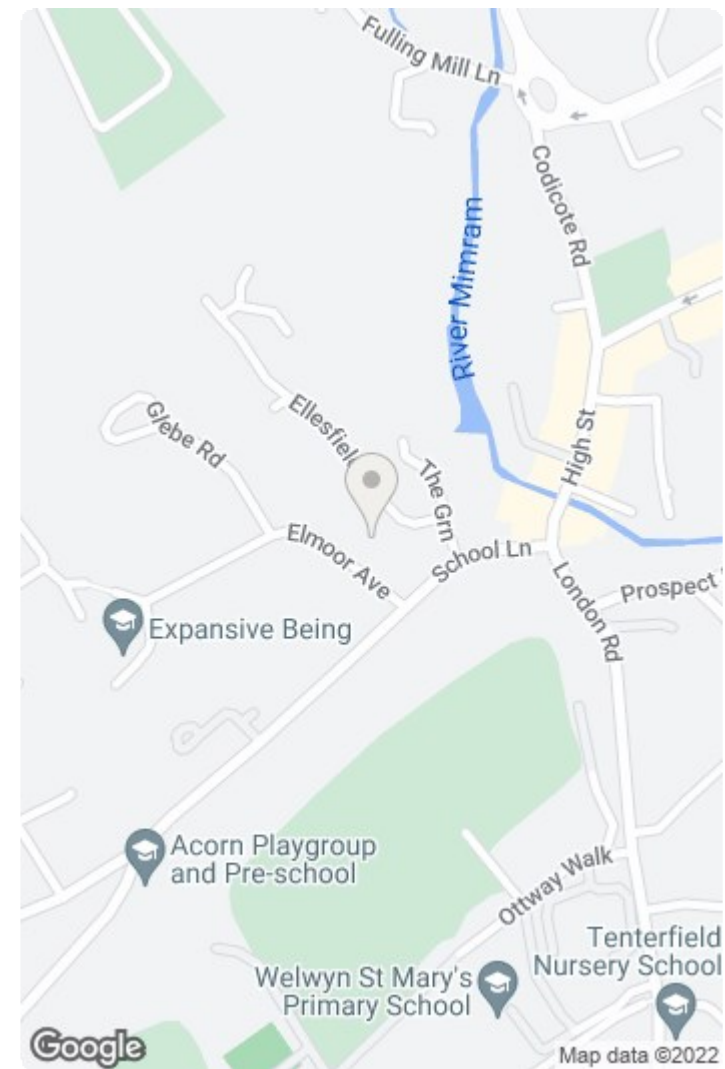




PLOT 3



PLOT 3



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			
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