



Carnegie Estate Agents

31 Roundwood Drive, Welwyn Garden City, AL8 7JZ

£1,350,000

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Carnegie

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

31 Roundwood Drive, Welwyn Garden City, AL8 7JZ

A beautifully presented, extended family home with exceptional open-plan living and a stunning west-facing garden, set in the heart of Welwyn Garden City. This impressive property has been thoughtfully reconfigured and extended to create a stylish and highly functional modern home, perfectly suited to contemporary family living. At its heart is a breathtaking open-plan kitchen, dining and living space spanning the full width of the house. Flooded with natural light from expansive black-framed bi-fold doors, this space seamlessly connects indoors and out, opening onto a generous terrace and landscaped garden beyond. The bespoke kitchen features a large central island, quality integrated appliances and elegant finishes, complemented by warm timber flooring and carefully considered lighting throughout.

Entrance hall

Living/kitchen/dining room 38'5" x 26'5" (11.73m x 8.06m)

Cloakroom

Utility room 10'10" x 8'11" (3.32m x 2.72m)

Home office/Bedroom 5 12'11" x 8'1" (3.94m x 2.47m)

Landing

Bedroom 1 12'8" x 11'4" (3.87m x 3.47m)

En-suite

Bedroom 2 12'7" x 12'1" (3.85m x 3.70m)

Bedroom 3 11'5" x 11'4" (3.49m x 3.47m)

Bedroom 4 8'11" x 8'5" (2.74m x 2.57m)

Garden

Family shower room

Description continued

The ground floor also offers a welcoming entrance hall with excellent storage, a cosy yet refined sitting area, and versatile spaces ideal for relaxing or entertaining.

Upstairs, the property continues to impress with well-proportioned bedrooms and stylishly appointed bathrooms, all finished to a high standard with a calm, neutral palette.

Externally, the west-facing garden is a true highlight—beautifully landscaped with a large patio area perfect for al fresco dining, a lawn framed by mature planting, and a private, leafy outlook. The orientation ensures long summer evenings filled with natural light.

Further benefits include high-quality finishes throughout, excellent storage, and a layout that balances open-plan living with more intimate spaces.

This is a turnkey home combining design, comfort and practicality in a sought-after location.

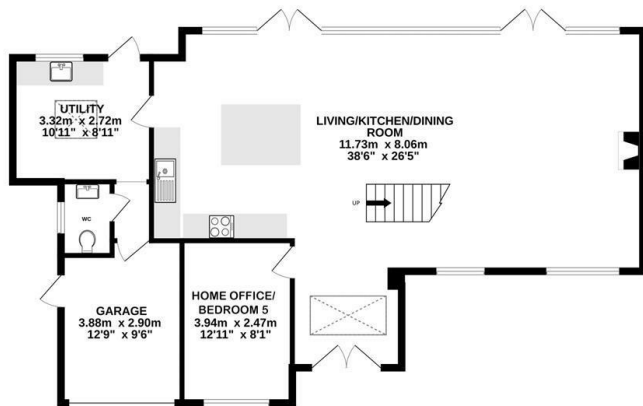


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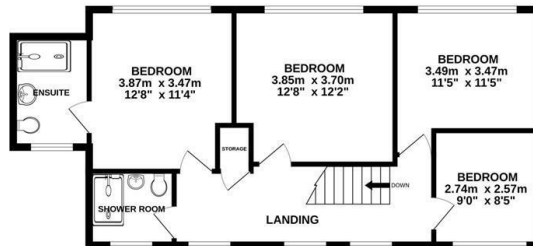
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GROUND FLOOR
104.5 sq.m. (1125 sq.ft.) approx.

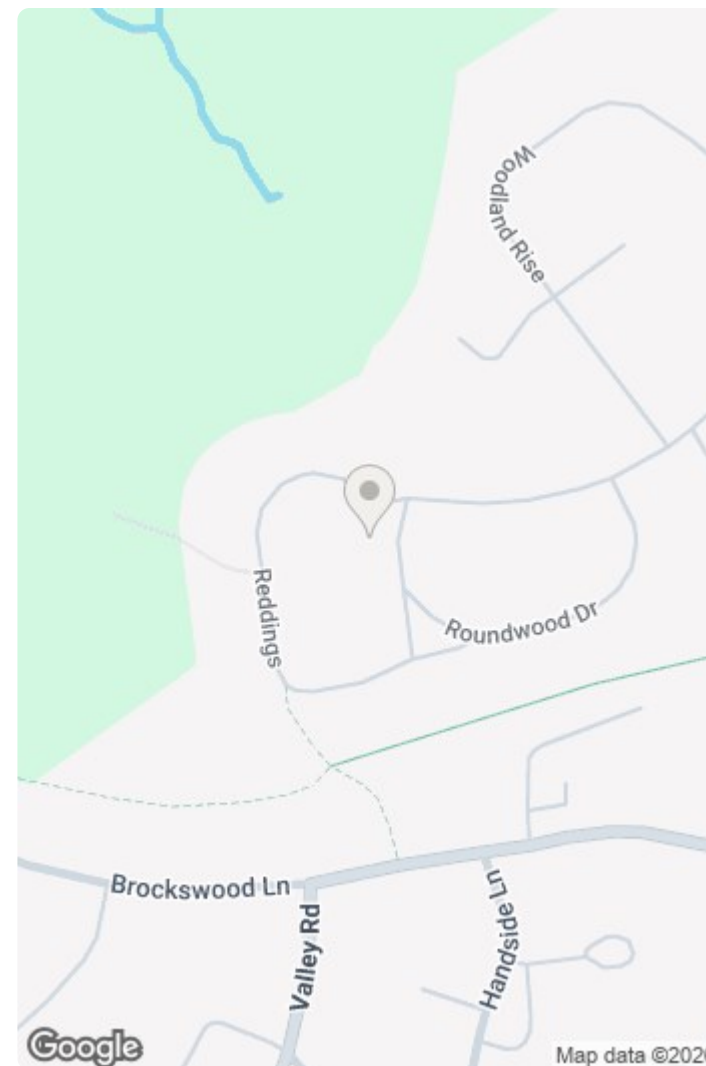


1ST FLOOR
65.8 sq.m. (709 sq.ft.) approx.



TOTAL FLOOR AREA : 170.4 sq.m. (1834 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	69	

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			
England & Wales	EU Directive 2002/91/EC		

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