



Carnegie Estate Agents

258 Grace Way, Stevenage, SG1 5AJ

£385,000

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Carnegie

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

# 258 Grace Way, Stevenage, SG1 5AJ

**\*\*Chain Free\*\*** This stylish and spacious home has been thoughtfully improved throughout, offering generous, modern living ideal for family life. The accommodation features three well-proportioned bedrooms on the first floor, with a versatile fourth bedroom or dining room. The heart of the home is a beautifully refitted kitchen, complemented by a bright and welcoming lounge and a generous entrance hallway. Additional highlights include a downstairs cloakroom, a practical utility room, a modern family bathroom.. Externally the property boasts a front and rear garden—perfect for entertaining or relaxing outdoors. The property has a garage (en bloc) and a parking space to the front of it. Conveniently located within walking distance of both the Old Town and New Town, as well as Stevenage mainline train station, offering fast and frequent services into London—ideal for commuters.

**Kitchen 6'9" x 8'11" (2.06m x 2.74m)**

**Dining room 9'3" x 9'6" (2.82m x 2.90m)**

**Entrance hallway 9'3" x 10'0" (2.82m x 3.05m)**

**Living room 10'4" x 15'8" (3.15m x 4.80m)**

**Cloakroom**

**Bedroom 1 16'6" x 9'4" (5.05m x 2.87m)**

**Bedroom 2 11'1" x 6'9" (3.40m x 2.06m)**

**Bedroom 3 9'3" x 8'2" (2.84m x 2.51m)**

**Bathroom**

**Utility room 8'11" x 4'7" (2.74m x 1.40m)**

**Garden**

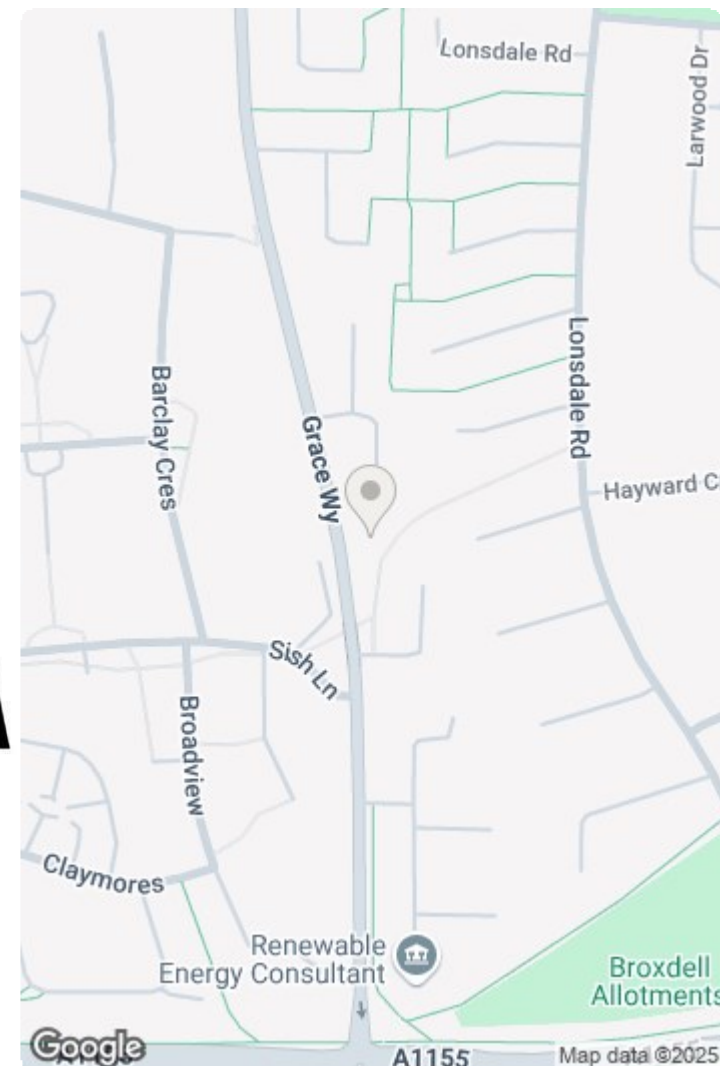
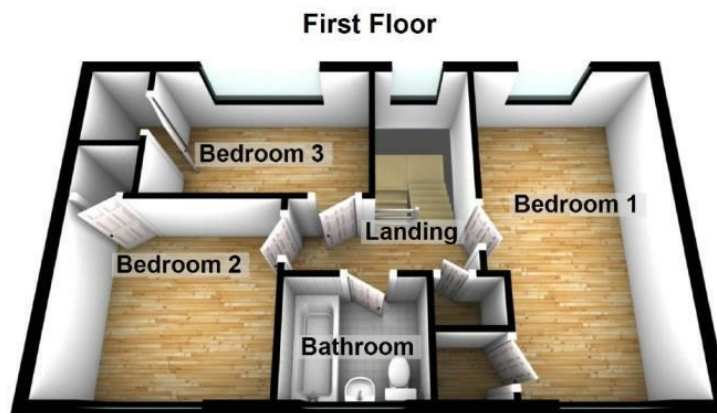
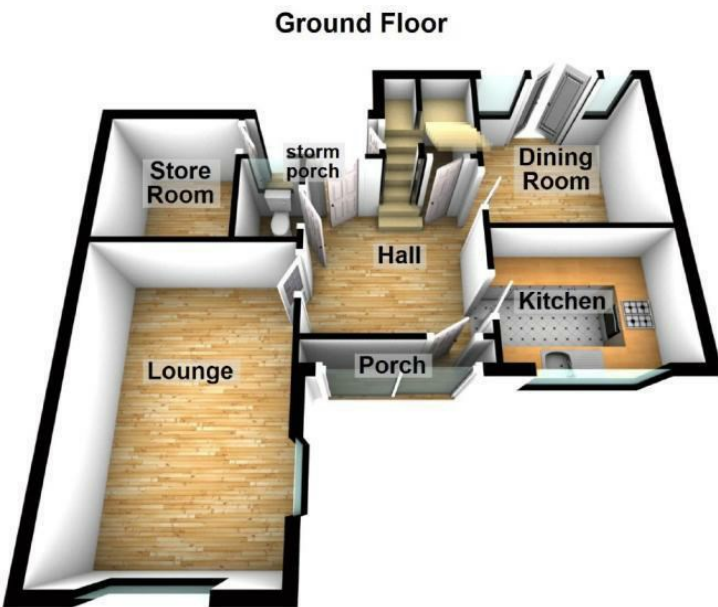
**Garage and parking in front**



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





Total area: approx. 96.1 sq. metres (1034.0 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|                                             | 70                      | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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