



12 Parkway Close, Welwyn Garden City, Hertfordshire, AL8 6HJ

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

12 Parkway Close, Welwyn Garden City, Hertfordshire, AL8 6HJ

A stunning five bedroom family house with a large garden and huge family space. Located in this stunning green cul-de-sac just a stones throw from the town centre. Accommodation includes large kitchen/breakfast room, playroom, front room and cloakroom. Upstairs are four bedrooms and family bathroom. On to the 2nd floor is a further bedroom with en-suite bathroom. The garden extends some 120ft and there is rear pedestrian access that could be made into a double garage and parking subject to planning which has elapsed. Welwyn Garden City benefits from a wide selection of shops including a John Lewis department store and a station with regular service into Kings Cross. The A1 (M) is a few minute's drive away.

Kitchen/dining room 23'6" x 22'9" (7.17m x 6.95m)

Front room 14'7" x 10'10" (4.47m x 3.32m)

Play room 17'0" x 10'4" (5.20m x 3.16m)

Utility room 10'1" x 7'6" (3.08m x 2.30m)

Garage storage 11'5" x 8'4" (3.48m x 2.55m)

Bedroom 2 14'11" x 9'7" (4.55m x 2.93m)

Bedroom 3 12'8" x 9'7" (3.87m x 2.93m)

Bedroom 4 10'11" x 8'11" (3.34m x 2.72m)

Bedroom 5 8'0" x 7'7" (2.45m x 2.33m)

Bathroom

Bedroom 1 16'8" x 12'0" (5.09m x 3.66m)

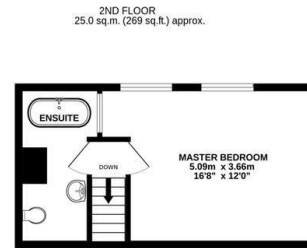
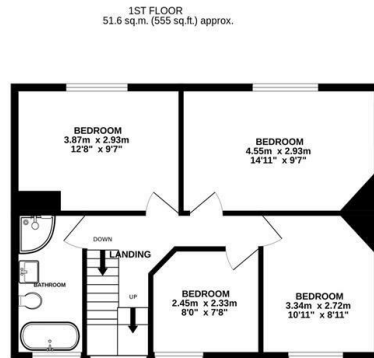
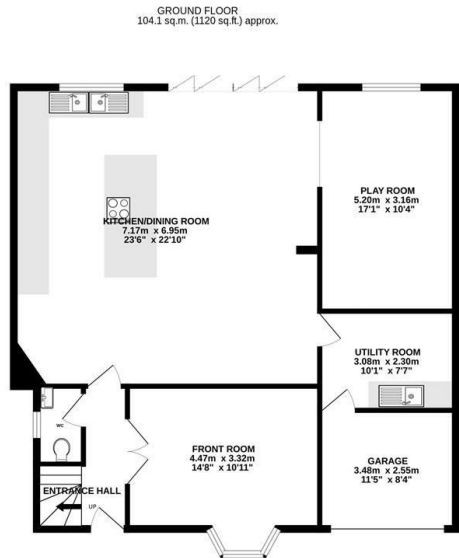
En-suite

Garden approx 131'2" (approx 40m)

Long garden with access to the rear that could be made into further garage and parking subject to planning (elapsed).



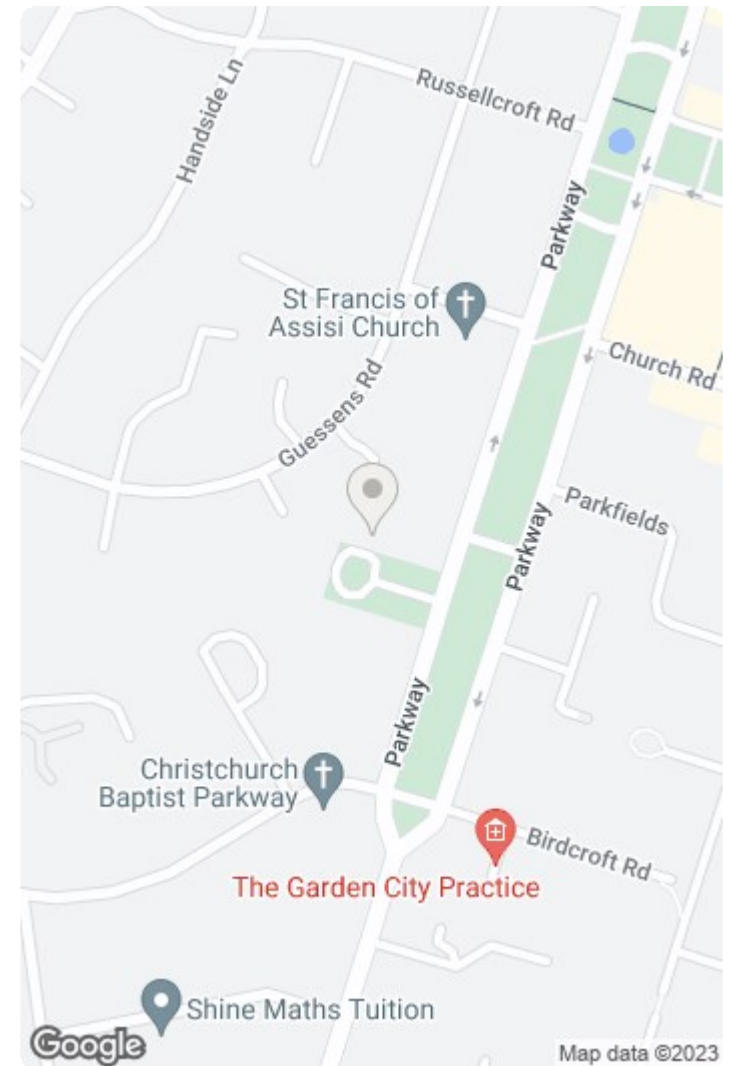
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TOTAL FLOOR AREA : 180.6 sq.m. (1944 sq.ft.) approx.

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	

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



