



28 Longcroft Gardens, Welwyn Garden City, Hertfordshire, AL8 6JR

£455,000

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

28 Longcroft Gardens, Welwyn Garden City, Hertfordshire, AL8 6JR

A fantastic three bedroom family house in this sought after location on the popular west side of Welwyn Garden City. Located just a short walk from the town centre and train station. Accommodation includes entrance hall with cloakroom, living room, dining room and fitted kitchen with custom made storage space under stairs. Upstairs are the three bedrooms and family bathroom with storage/airing cupboard and boarded loft.. To the rear is a delightful garden and to the side is a garage and driveway parking for 2 cars.

Living room 15'10" x 12'4" (4.83m x 3.76m)

Dining room 9'4" x 7'11" (2.86m x 2.42m)

Kitchen 9'4" x 7'6" (2.86m x 2.30m)

Cloakroom

Bedroom 1 10'7" x 8'11" (3.24m x 2.74m)

Bedroom 2 10'9" x 6'11" (3.28m x 2.13m)

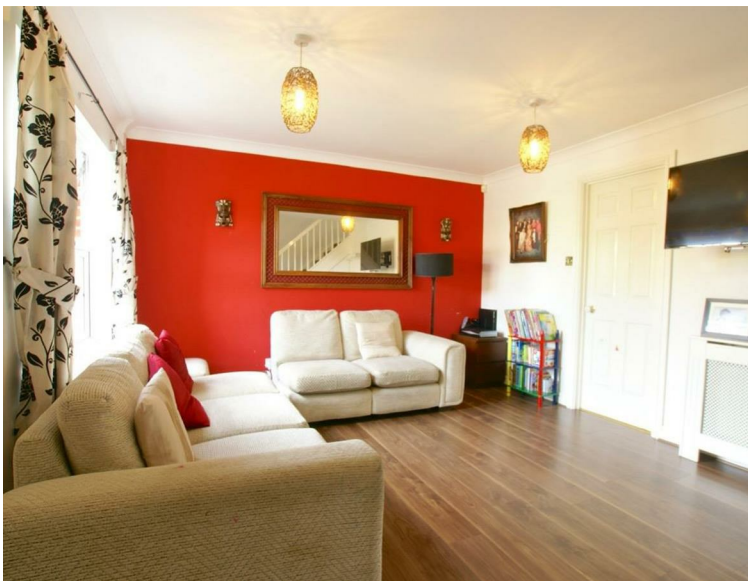
Bedroom 3 8'11" x 8'11" (2.74m x 2.73m)

Bathroom 7'5" x 6'7" (2.28m x 2.01m)

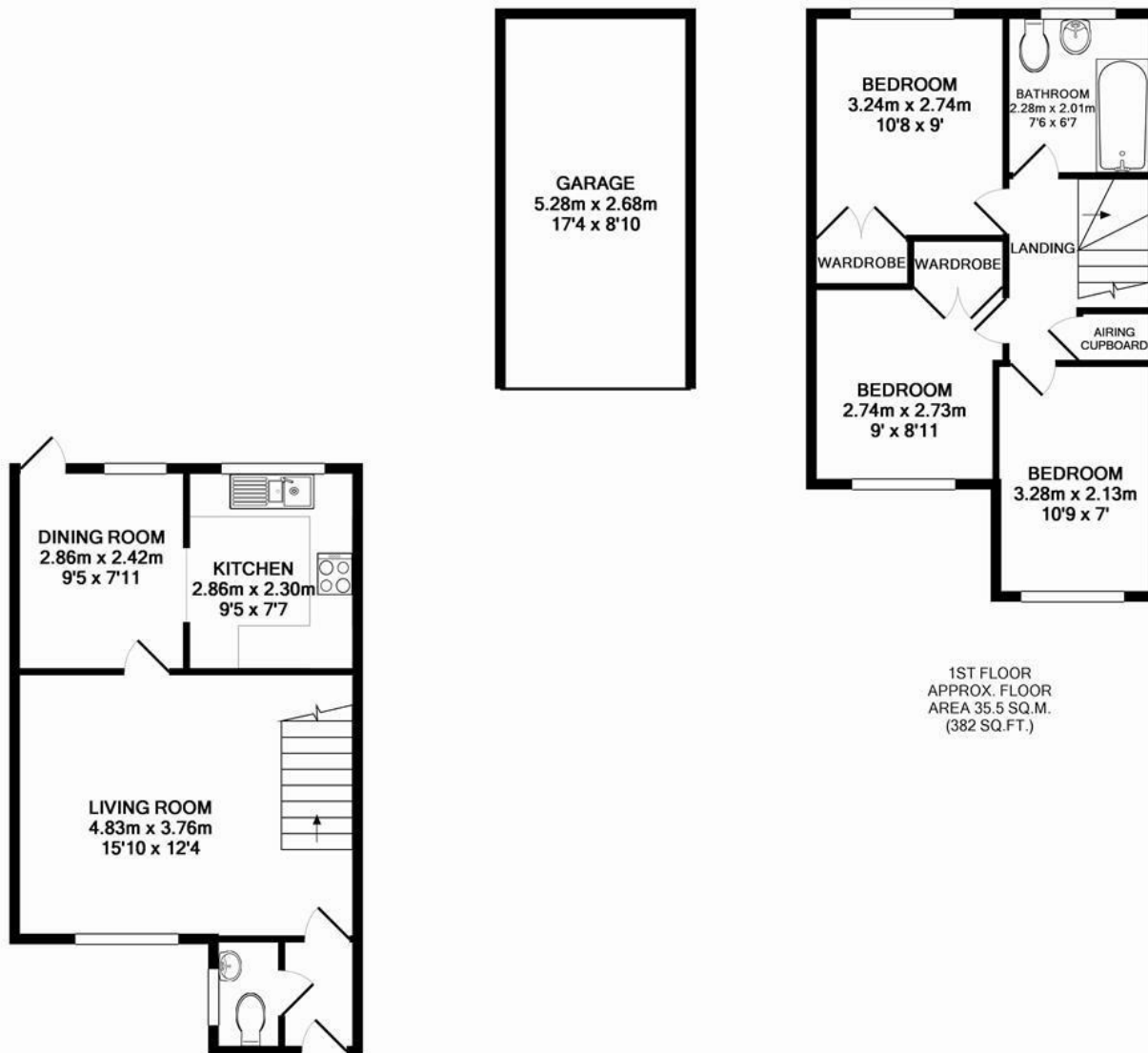
Landing

Garage 17'3" x 8'9" (5.28m x 2.68m)

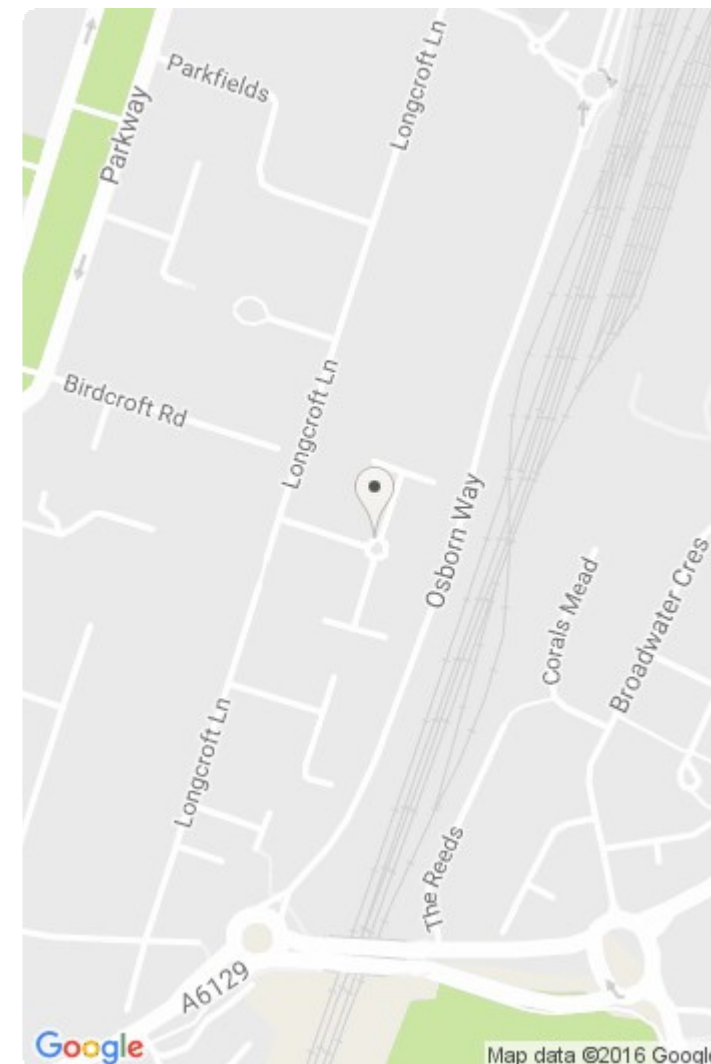
Garden



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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		88
(81-91) B		
(69-80) C	71	
(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		87
(81-91) B		
(69-80) C	69	
(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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