



67 Valley Road, Welwyn Garden City, Hertfordshire, AL8 7DR

£795,000

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

67 Valley Road, Welwyn Garden City, Hertfordshire, AL8 7DR

Refurbished to a high standard by the current owners, this spacious 4 bedroom house is situated in a sought after West Side location. Accommodation includes 4 bedrooms, 2 bathrooms, large dining/family room, living room, fitted kitchen and cloakroom. The property is located a short walk from popular Applecroft JMI school and a 15 minute walk from the town centre and station. The A1(M) is a minute's drive away.

Entrance Hall

Alarm panel. Marble tiled flooring.

Cloakroom

Low level wc and vanity wash hand basin. Heated towel rail. Marble tiled flooring

Living room 15'11" x 13'8" (4.85m x 4.17m)

Gas fireplace. Dual aspect with window to the front and bay window to the side

Dining/family room 27'5" x 10'4" (8.36m x 3.15m)

Airing cupboard, storage cupboard. Patio doors to the rear garden.

Kitchen 15'10" x 11'3" (4.83m x 3.43m)

Selection of wall and base units with quartz worktops and splash backs. Rangemaster cooker and Rangemaster American style fridge/freezer. Integrated microwave. Island unit with inset stainless steel sink, integrated washing machine and dishwasher. Breakfast bar. Feature radiator. Marble tiled flooring. Window to the front aspect.

Landing

Marble stairs. Loft hatch. Storage cupboard.

Bedroom 1 17'6" x 10'5" (5.33m x 3.18m)

Built in wardrobe. Windows to rear aspect.

Bedroom 2 12'4" x 11'1" (3.76m x 3.38m)

Fitted wardrobe. Dual aspect with windows to the side and rear aspect. Door to:

En-suite

Low level wc, pedestal wash hand basin and walk in shower cubicle.

Bedroom 3 11'5" x 7'10" (3.48m x 2.39m)

Window to front aspect

Bedroom 4 11'4" x 7'10" (3.45m x 2.39m)

Built in wardrobe. Window to the rear aspect.

Bathroom

Low level wc, double sink wash hand basins, enclosed tiled jacuzzi bath with shower over and glass screen. Heated towel rail. Marble tiled flooring.

Rear garden

Deck area to the rear of the property providing seating area. Steps lead up to the lawn with planted border. Fenced boundaries.

Driveway

Slate gravelled driveway with plentiful parking



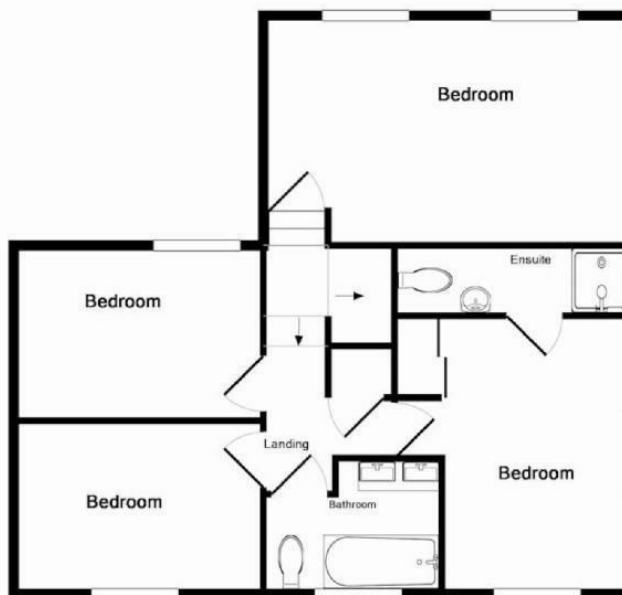
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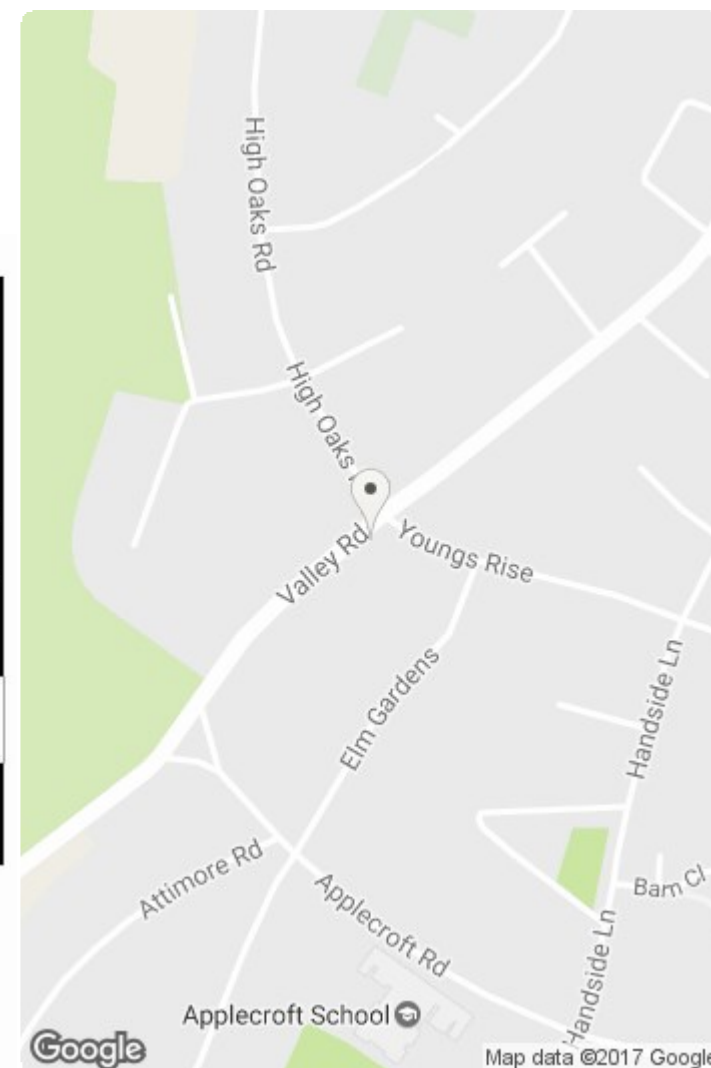
Ground floor
Approx. Floor
Area 70.2 Sq.M.
(756 Sq.Ft.)



1st floor
Approx. Floor
Area 58.0 Sq.M.
(624 Sq.Ft.)

Total Approx. Floor Area 128.2 Sq.M. (1380 Sq.Ft.)

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 not 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		86
(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		83
(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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