



5 Bader Close, Welwyn Garden City, Hertfordshire, AL7 2NA

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



## 5 Bader Close, Welwyn Garden City, Hertfordshire, AL7 2NA

Delightful 3 bedroom house in this quiet cul-de-sac in the sought after Panshanger area of Welwyn Garden City. Accommodation includes fitted kitchen, living room, dining room with bi-fold doors to garden and cloakroom. Upstairs are 3 bedrooms and bathroom with shower over bath. To the rear is a delightful garden with patio. Agent note - Garage not included in the let.

Living room 14'9" x 14'4" (4.50m x 4.38m)

Kitchen 14'9" x 10'4" (4.50m x 3.16m)

Dining room 12'4" x 11'11" (3.76m x 3.64m)

Cloakroom

Bedroom 1 12'10" x 8'0" (3.92m x 2.46m)

Bedroom 2 9'3" x 8'0" (2.84m x 2.46m)

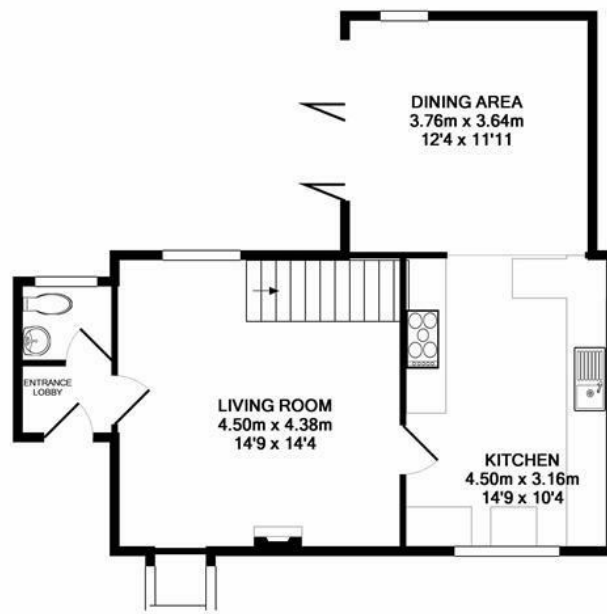
Bedroom 3 9'4" x 6'3" (2.86m x 1.93m )

Bathroom

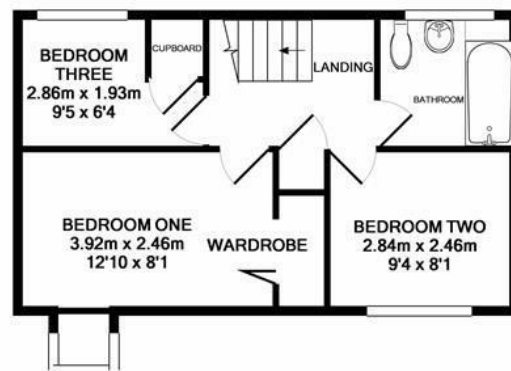
Garden



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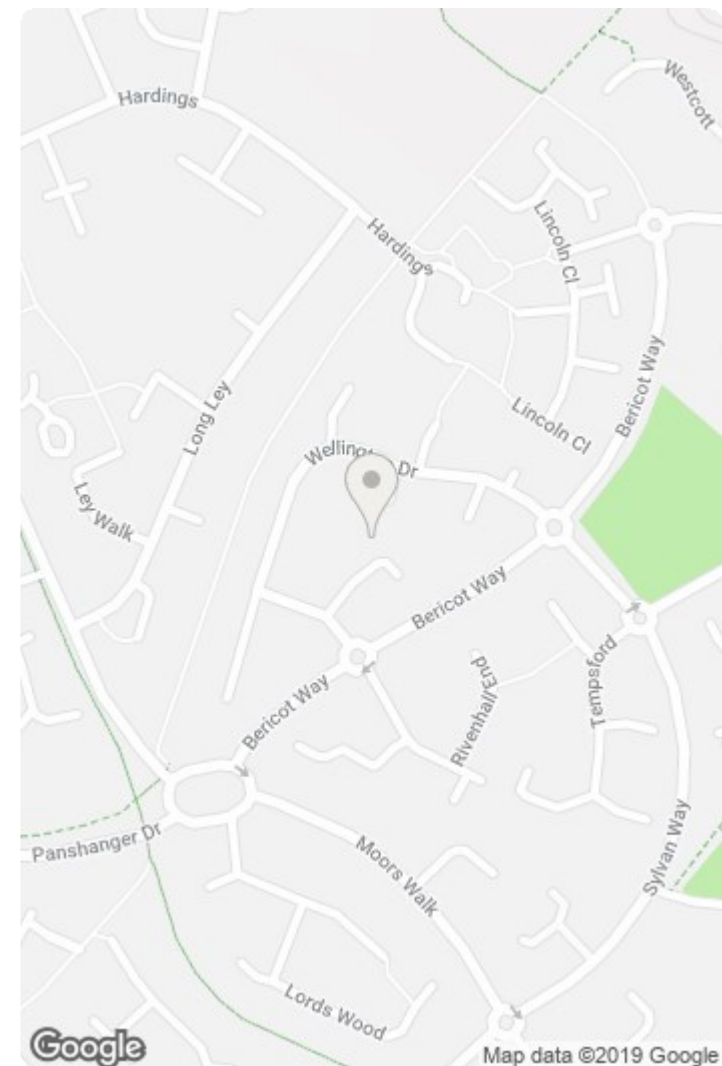
GROUND FLOOR  
APPROX. FLOOR  
AREA 51.9 SQ.M.  
(559 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.8 SQ.M.  
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.7 SQ.M. (933 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 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) <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	

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>		
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