



196 Handside Lane, West Side, Welwyn Garden City, AL8 6TD
Guide price £450,000



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CHAIN FREE REFURBISHED THREE BEDROOM END TERRACE WITH GARDEN AND DRIVEWAY WITHIN WALKING DISTANCE OF SCHOOLS, THE TOWN CENTRE AND MAINLINE STATION

This chain free and refurbished West Side end of terrace family home is positioned in a sought after location within walking distance of renowned local schooling, the centre of the town and the mainline railway station. The property offers the opportunity to move straight in and benefits from newly fitted carpets and double glazing throughout. Comprising entrance hall, living room with fireplace and bay window, modern and attractive fitted kitchen with appliances, three bedrooms and a modern family bathroom. Externally is a charming and well stocked lawned rear garden with patio and a driveway providing off road parking to the front.

THE AREA

Situated in a desirable West Side location within just over a mile of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London King's Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. The renowned Applecroft primary school is 0.4 miles away and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Newly fitted carpet. Staircase to the first floor. Access to:

LIVING ROOM 15'7" x 12'9" (4.75m x 3.89m)

Feature fireplace housing electric fire and gas boiler for central heating and hot water. Alcoves to the side. Newly fitted carpet. Bay window to the front. Door to:

KITCHEN/BREAKFAST ROOM 15'9" x 9'10" (4.80m x 3.00m)

Fitted in a modern and attractive range of wall and base units with block wood worktops and tiled splash backs. 1½ bowl sink and drainer. Electric cooker with double oven, ceramic hob and extractor over. Integrated appliances including fridge, freezer and dishwasher. Plumbing for washing machine. Wine rack. Under stairs storage cupboard. Dual aspect with windows to the side and rear. Door leading onto the rear garden,

FIRST FLOOR

LANDING

Loft hatch to boarded loft space with power and lighting. Access to:

BEDROOM ONE 11'11" x 9' (3.63m x 2.74m)

Newly fitted carpet. Window to the front.

BEDROOM TWO 9'11" x 9'11" (3.02m x 3.02m)

Immersion heater. Window to the rear.

BEDROOM THREE 8'4" x 6'6" (2.54m x 1.98m)

Over stairs cupboard. Newly fitted carpet. Window to the front.

BATHROOM

Modern suite comprising low level wc, vanity wash hand basin and enclosed panel bath with shower over. Chrome heated towel rail. Tiled walls and

flooring. Window to the rear.

OUTSIDE

FRONT

Laid to lawn with planted borders. Hedged boundaries. Gated footpath to the front door. Driveway providing off road parking for two vehicles.

REAR GARDEN

Charming rear garden laid to lawn with patio area to the rear of the property. Well stocked borders with various plants, shrubs and apple tree. Feature pond. Brick built store. Vegetable patch to the rear. Hedged boundaries.

FURTHER INFORMATION

Council tax band: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

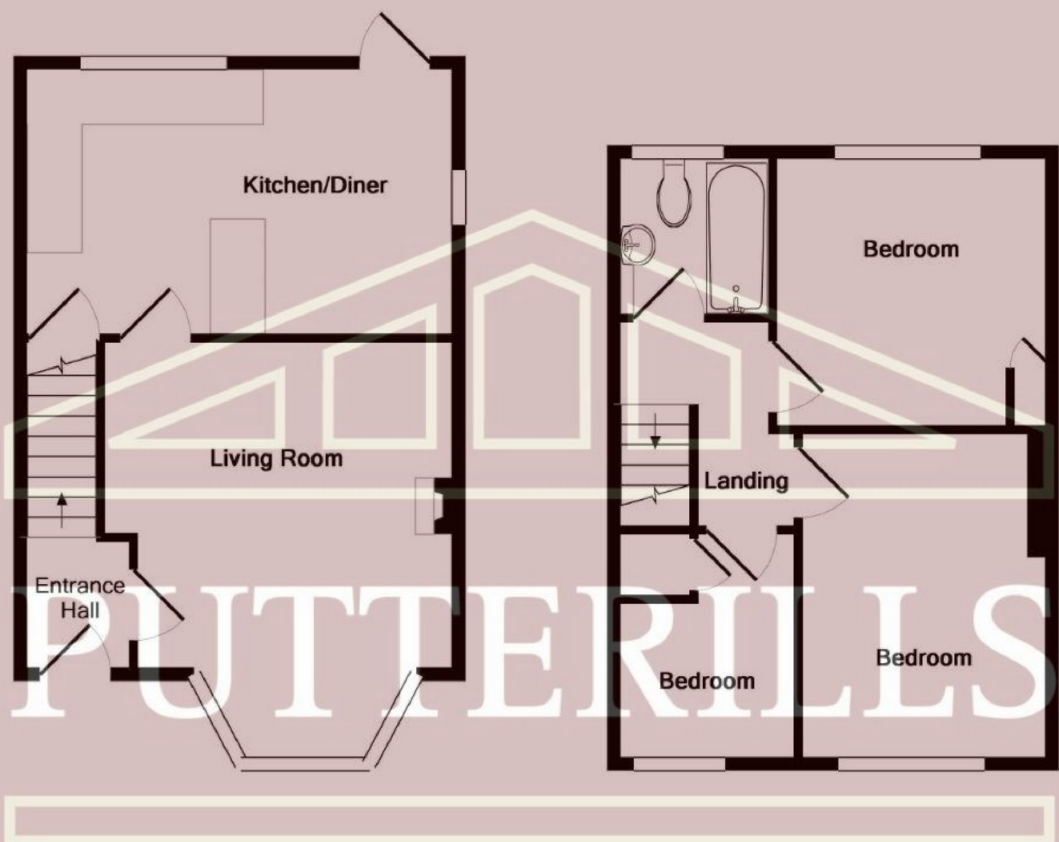
MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.









Ground floor
Approx. Floor
Area 34.0 Sq.M.
(366 Sq.Ft.)

1st floor
Approx. Floor
Area 31.8 Sq.M.
(342 Sq.Ft.)

Total Approx. Floor Area 65.8 Sq.M. (708 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 Performance Certificate



196, Handside Lane, WELWYN GARDEN CITY, AL8 6TD

Dwelling type: End-terrace house
Date of assessment: 17 July 2017
Date of certificate: 17 July 2017
Reference number: 8403-7923-5030-5203-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

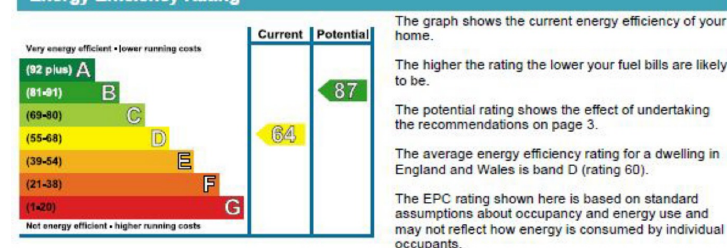
Estimated energy costs of dwelling for 3 years:	£ 2,142
Over 3 years you could save	£ 681

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,512 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 477 over 3 years	£ 201 over 3 years	
Totals	£ 2,142	£ 1,461	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 132	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 426	
3 Solar water heating	£4,000 - £6,000	£ 123	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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