



# 7, Handside Green

Welwyn Garden City,  
Hertfordshire, AL8 6SQ

**Offers in Excess of £850,000**

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WHAT AN OPPORTUNITY!! A truly rare and fantastic opportunity has arisen in the highly sort after area of AL8 on Handside Green. This extended semi detached property offers flexible accommodation over two floors with 3/4 bedrooms and comprises of a substantial corner plot garden. Large dining room with further Living room. Downstairs bathroom and upstairs shower room. Study area and off road parking. Close to the town center this property is a must view!!

- FREEHOLD
- OFF ROAD PARKING
- 0.2 ACRE GARDEN WITH BBQ AREA, WORKSHOP, 2 SHEDS AND POTTING SHED WITH FEATURE APPLE TREE
- DOWNSTAIRS BATHROOM AND UPSTAIRS SHOWER ROOM
- WESTSIDE LOCATION
- LARGE DINING ROOM WITH SNUG AREA
- STUDY AREA
- EXTENDED 3/4 BEDROOM SEMI DETACHED HOME



## Ground Floor

### Entrance Hall

Original style farmhouse tiled flooring. Carpeted stairs leading to first floor. Thermostatically controlled radiator. Doors leading to living room/ bedroom 4 and office.

### Living Room/ Ground floor bedroom

Carpeted. Feature fireplace. French doors leading to back garden. Two thermostatically controlled radiators. Georgian style double glazed UPVC windows overlooking the front. Opening leading to dining room. Feature fireplace. This room has previously been used as a ground floor bedroom as it has access to the ground floor bathroom.

### open plan living/diner

Laminate flooring. Sliding doors leading to rear garden. Two thermostatically controlled radiators. Fully working gas burner. Large double glazed UPVC windows overlooking the garden. Opening leading to kitchen. TV point. Opening leading to study room. Storage cupboard. Phone Line.

## Office

Wood effect vinyl flooring. Wood work tops with a selection of storage cupboards underneath with integrated fridge. Door leading to larder unit housing Worcester boiler, water softener and RCD unit. Opening leading to separate hallway. Door leading back to entrance hall. Two thermostatically controlled radiators. Large window letting in light from hallway.

## Hallway

Continuation Oak effect vinyl flooring. Georgian style UPVC door leading to front. Door leading to downstairs bathroom. Door leading to coat and shoe storage area. Velux window.





## Bathroom

Tiled effect vinyl flooring. Half tiled walls. Three piece bathroom suite comprising of low level tiled bath with chrome taps and shower attachment. Low level WC, sink basin with chrome mixer tap and storage underneath. Extractor fan. Obscure glass Georgian style double glazed UPVC windows overlooking the side. Miele washing machine and tumble dryer. Heated towel rail.

## Kitchen

Oak effect vinyl flooring. Zanussi freestanding freezer. Panasonic microwave. Liebherr free standing fridge/freezer. Miele dishwasher. Large selection of wall and floor storage cupboards with cream fronts. Granite effect style worktop. Integrated Siemens oven with Neff induction hob and extractor fan over. Dual aspect upper glazed UPVC windows overlooking the side and garden. Door leading to garden. Thermostatically controlled radiator. Velux window. 1 1/2 sink basin with chrome mixer tap.



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## First Floor

### Landing

Doors leading to all rooms. Small storage cupboard. Loft access with loft ladder.

### Master Bedroom

Carpeted. Thermostatically controlled radiator. Two Georgian style dual aspect double glazed UPVC windows. Built in wardrobe. Phone line. Freestanding wardrobes.

### Bedroom Two

Carpeted. Freestanding wardrobes. Georgian style double glazed UPVC windows and door. Door leading to balcony area. Two thermostatically controlled radiators.

### Bathroom Three

Carpeted. Thermostatically controlled radiator. Double glazed UPVC window overlooking the garden. Built in wardrobe space.

### Shower Room

Two piece shower suite comprising of sink basin with chrome mixer tabs, shower cubicle with glass sliding door containing power shower. Extractor fan. Obscure glass double glazed UPVC windows overlooking the garden. Fully tiled. Tile effect vinyl flooring. Heated towel rail.

### Toilet

Low level WC. Extractor fan. Obscure glass windows overlooking the garden. Thermostatically controlled radiator.

### Outside

#### Front Garden

Block paved driveway leading up to front door. Parking for two cars. Hedge borders. Selection of shrubs and trees. Double gates for side access.





## Rear Garden

Substantial size corner plot garden with gated access from front. Block paving wrapping around the back and side of the house. Paved area for entertaining with water feature leading to raised decked area. Mainly laid to lawn. Vegetable patches. Apple tree in the center of the garden. Pathway leading to fully powered workshop. Potting shed. Open storage area great for garden accessories. 2 garden sheds fully powered. BBQ area. Compost area. Outdoor tap.

Tucked away in the corner of the garden there is a brick built full air raid shelter with 4 sleeping areas within.

## Agents Notes

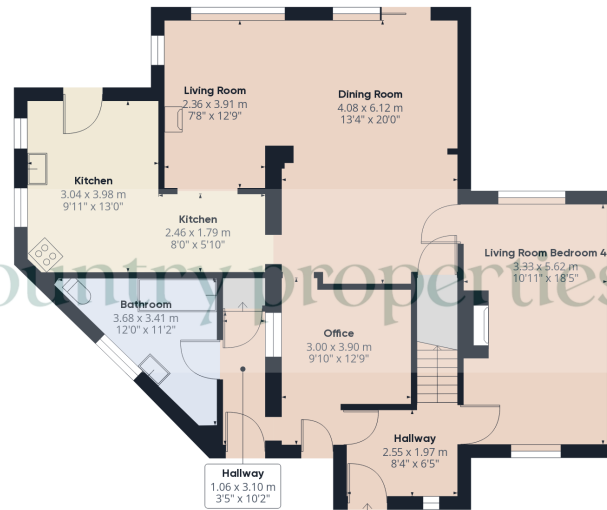
Tenure: Freehold

EPC Rating: C

Council Tax Band: F £3063 P.A. Subject to change in April 2024.

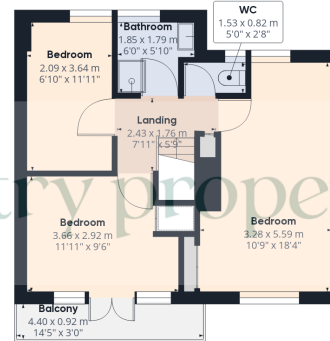






Ground Floor

Approximate total area<sup>(1)</sup>  
142.6 m<sup>2</sup>  
1534.91 ft<sup>2</sup>

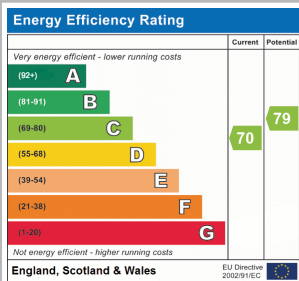


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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