



207, Handside Lane

Welwyn Garden City,
Hertfordshire, AL8 6TE
Guide Price £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

CHAIN FREE. This lovely chain free three bed terraced house comprises period features with modern interior. With 2 large double bedrooms and 1 single, off road parking for 1 car. Close to a top rated school in the area, this property is not to be missed!!

- Chain Free!!
- Off Road Parking for 1 Car.
- Garden Room off Kitchen
- Hidden World War II bunker
- 3 bedrooms - 2 double and 1 single
- Close to top rated school
- Close to town centre and Stanborough Lakes

Ground Floor

Entrance Hall

As you enter through the composite front door you are greeted by a nice space big enough to hang coats and put shoes away. Mosaic style patterned flooring with door leading to living room. Carpeted stairs to first floor, small wall mounted radiator.

Living Room

As you enter through the door to the Living Room your eyes are drawn to a large bay window. this fills the room with natural light and is a great period feature with modern Georgian style double glazed UPVC windows overlooking the front garden. Laminate flooring which is easy to clean and maintain whilst in keeping with the styling of this property. Feature fireplace bespoke in design with lovely tiles surrounding. A little storage cupboard, radiator & door leading to kitchen completes this cozy Living Room.

Kitchen

Leaving the Living Room you enter a recently refitted modern kitchen. Lovely oak effect laminate flooring, solid oak wood work top which really brings out the colour of the dove grey kitchen cabinets, with stylish cup chrome handles. This gives you ample storage with wall and floor cupboards with soft close doors.. Grey composite sink basin is built into the solid oak worktop with chrome mixer taps with spray attachment. Modern 4 ring induction hob with large extractor hood on a metro tiled feature wall. Many integrated appliances come with this kitchen including a Zanussi oven, Lamona microwave and fridge/freezer. You also have space for an under the counter washing machine and dishwasher. While doing the washing up you have a window to look over the garden. The window is double glazed UPVC. At the other end of the kitchen there is a built in under the stairs storage cupboard. A lovely bespoke built in seating area great for first thing with a coffee, the cleverly designed table folds away to optimise this space for multi-use. As you sit there you can look through the large glass door that leads to Garden room, bringing in natural light . For those darker winter nights, spotlights really make this a welcoming room to be in.

Garden Room

This delightful room can be so much more . Currently being used as a dining room this can also be used as a downstairs office or play room. With TWO velux windows and many surrounding double glazed windows which makes the room light, airy and warm! French UPVC doors leading into the garden, lovely to keep open on a summer days to accommodate that indoor/outdoor entertaining space. Radiator



First Floor

Landing

Doors leading to the bathroom,, two double bedrooms and one single room. You also have a large hatch door for loft access, with lighting and retractable ladder.

Bathroom

The bathroom comprises of a three piece bathroom suite. Low level white panel bath with chrome taps and shower overhead. Low level WC. Pedestal sink basin with pillar taps. Half tiled bathroom with tiled flooring, extractor fan, heated towel rail, frosted glass double glazed Georgian style UPVC windows overlooking the rear.

Master Bedroom

This large double bedroom has room for plenty of wardrobe space and a lovely featured bay window which lets in a lot of natural light. They are Georgian style double glazed UPVC windows overlooking the front garden. You can see Stanborough lakes in the distance. Room is kept warm with radiator.

Bedroom 2

Another large double bedroom currently being used as a child's bedroom. Plenty of room for wardrobes, you have a lovely view overlooking the garden. The windows are UPVC double glazed Georgian style. Radiator on wall.

Bedroom 3

This good sized single bedroom has taken full advantage of the space offered. Cleverly built in wardrobe to cover the stairwell offers great storage. The bedroom is carpeted. Georgian style double glazed UPVC windows overlooking the front garden. Radiator on wall

Exterior

Front Garden

At the front of the house you have a drive for off road parking, with path on left hand side leading to front door. Hedges either side of the drive enhances the look which is in keeping with Welwyn Garden City tradition. A path on the right hand side as you look at the property, gives side access to the garden. A local shop is situated close to the property, great for convenience.

Rear Garden

Leaving the Garden Room you take a step down to be greeted by a lovely paved seating area, great for entertaining! Original storage building which can be used as a shed. Outdoor tap. The garden is laid to lawn with a hedge boundary either side. The bottom of the garden is raised which conceals a partially excavated WWII bunker. With a little imagination this could be converted further for multiple use.

Agents Notes

EPC Band - D (56)

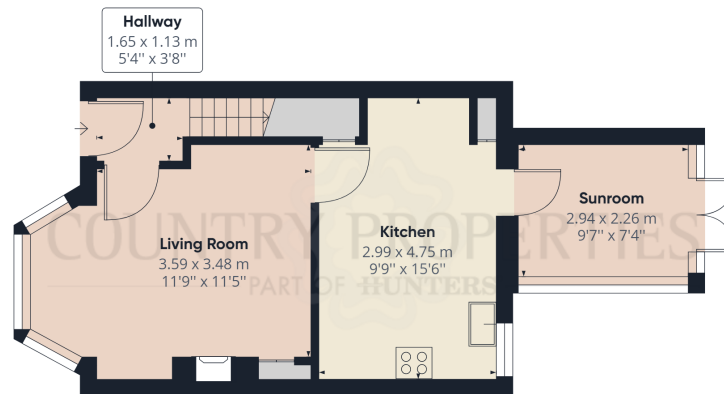
Council Tax Band - (D) £2020 a year

Tenure - Freehold

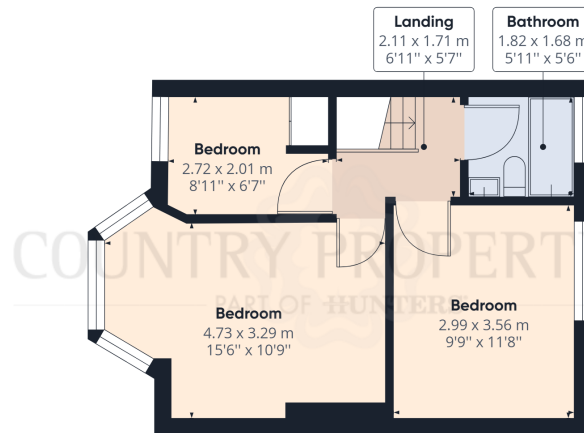
Flood Risk - Very Low

UPRN: 100080976376





Ground Floor



Floor 1

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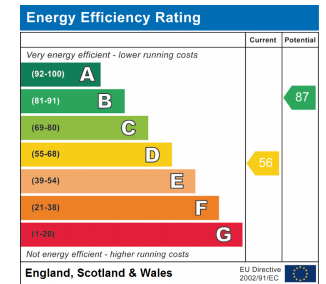
Approximate total area⁽¹⁾

76.59 m²
824.43 ft²

(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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