



**Bryan Bishop**  
*and partners*

**Handside Lane**  
**Welwyn Garden City, AL8 6TE**

**Guide price £745,000**







# Handside Lane

## Welwyn Garden City, AL8 6TE

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding three/four bedroom family home offered in excellent condition inside and out and set in a quiet residential neighbourhood on the highly sought after west side of Welwyn Garden City. The property enjoys a spacious and flexible ground floor with a semi open plan layout as well as a generous home office/study and a ground floor guest cloakroom. Upstairs is a large, fully boarded loft room with multiple Velux windows, whilst outside there is plenty of off-street parking on the generous frontage, an attached garage and a large well stocked rear garden.

### Accommodation:

This is a really pretty house with decorative window shutters to the principal bedroom and a large bay window at the front of the living room. The front door is set within a carved frame with a protective roof above and features attractive stained glass inset panels. Inside is a smart entrance hall that is abundantly lit thanks to a side facing window, with more daylight streaming in through another window at the top of the galleried staircase. From the entrance hall there is a door into the family room, and a useful open connection through into the kitchen, along with a cupboard built in under the stairs.

The kitchen is a smart, well planned room that enjoys a comprehensive array of wall and floor mounted cupboards fitted around the perimeter, complete with subtle under-cupboard lighting, giving plenty of storage and worktop space within an ergonomically efficient space, ensuring everything you need falls readily to hand. There is a good range of appliances integrated into the cabinets, with a really convenient part-glazed side door opening out onto the driveway in front of the garage.

The front facing living room enjoys an open plan connection to the adjoining family room, combining effortlessly to make a free flowing space that is over twenty-two feet long in total. It's a fabulous family/entertaining space, absolutely flooded in natural light through the full width bay window to the front. The living room on its own is large and well proportioned, with stylish cupboards and shelving units, complete with concealed lighting, built in either side of the chimney breast that houses a smart, contemporary log burner. The room is comfortably large enough to easily swallow multiple sofas and chairs, along with additional occasional furniture, and still leave ample floor space for a free and easy flow in, through and around the room for family and visitors alike.

The family room, again, is a generous and nicely proportioned space that really boosts the flexibility of this deceptively large house, remaining light and bright despite its central location thanks to the open connection from the living room and the fully glazed double doors through from the rear facing dining room. The room works extremely well in its current role, but is adaptable and fully interchangeable with the adjacent dining room to the rear, really imbuing the house with the valuable ability to give you the ongoing choice as to how you configure and utilise the generous ground floor space on offer, working with you to support your family's needs now and as they evolve over time.











The dining room is quite simply another lovely room of many in this fabulous home. The space is of a good size and shape, making it a terrific dining room readily able to seat family and friends around a generous dining table, with the natural daylight and super garden views flowing unhindered in through the rear facing glass french doors with full height windows either side. As previously mentioned it works intelligently with the other rooms in the house to offer you myriad options to best suit your lifestyle. A great dining room certainly, but also just as great perhaps as a summer lounge/family room, taking full advantage of the well placed link out onto the rear patio.

From the far corner of the dining room a door leads through into a further useful room, further enhancing the flexibility of the house. Currently in use as a well specified office/study, this would also be a brilliant playroom if so desired. From the office/study is access through into a conveniently located guest cloakroom.

Upstairs is a spacious hallway with its own window to the side that leads to each of the three bedrooms and the family bathroom. Two of the bedrooms are large doubles in size, with the principal bedroom benefiting from charming built-in wardrobes either side of the chimney breast, which has retained the original fireplace within. The bathroom has a 'P' shaped bath with a shower attachment and screen above it.

The generous loft space has been fully lined and boarded, and fitted with Velux windows in the roof to provide a substantial, really usable room, with a secure retractable ladder giving safe access from the upper hallway.

#### Exterior:

The ample on-street parking is dramatically enhanced by the generous driveway leading past the house to the attached garage and further hardstanding in front of the house allowing multiple cars onto the spacious frontage. To the rear the patio flows across the back of the house connecting the french doors in the dining room across to the useful door in the rear of the garage and a separate garden shed. Beyond the patio the garden is a lovely mix of lawn and multiple raised beds dotted about, with a further paved patio part way along one boundary sharing the generous space with a few specimen trees. This is a fabulous family garden, with a refreshing open aspect all around, and is secure and fully enclosed, so is ideal for pets and children.

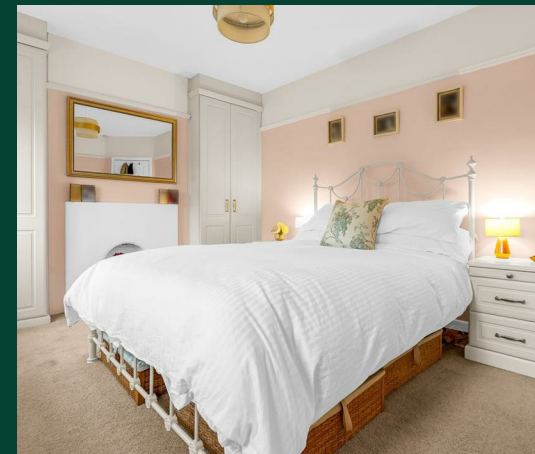
#### Location:

This property is perfectly located on the extremely desirable west side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

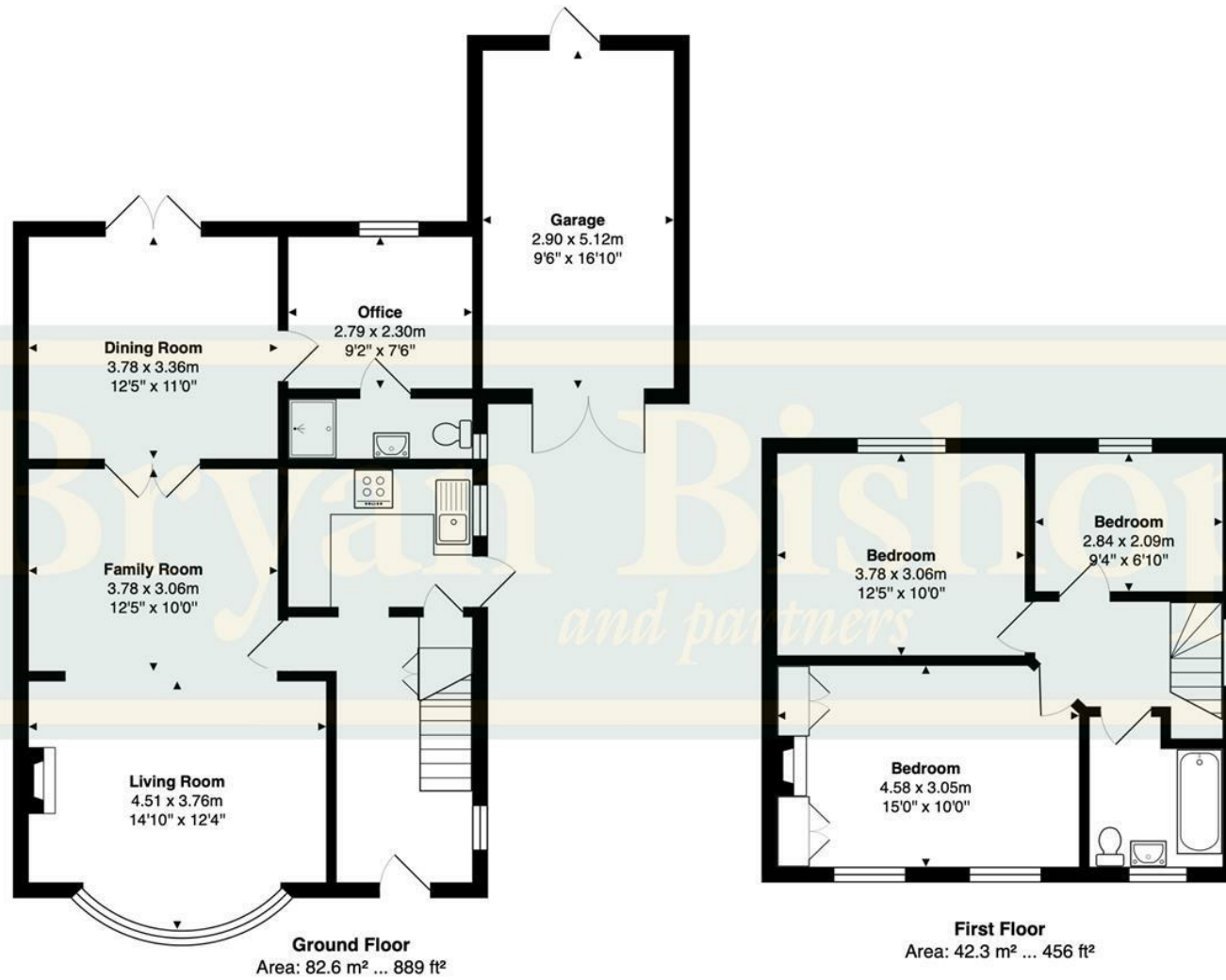












Total Area: 124.9 m² ... 1345 ft²

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		

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