



**Bryan Bishop**  
*and partners*

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

**Guide price £1,000,000**







# Handside Lane

Welwyn Garden City, AL8 6SH

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous three bedroom family home in a quiet residential area within the ever popular west side of Welwyn Garden City. Traditional red brick houses of this quality, in this high demand location, rarely come to the market. This has been a much loved family home owned within the same family for many decades now. Comfortably covering all the needs of a modern family and boasting a sympathetically, stylishly and intelligently extended ground floor. Just a few minutes from the shops and facilities at the centre of this vibrant town, we expect this property to attract an enormous amount of interest as buyers quickly realise what an incredible opportunity it presents. Please contact the team immediately if you would like a chance to view.

## Accommodation:

The immediate impression of this charming property from the outside, is the exceptional quality of the traditional building skills and materials on display. This carries through into the interior and throughout the house, starting with the hallway with its wonderful tiled floor that extends through many of the ground floor rooms. From the hallway, solid wood doors lead into the living room, dining room, kitchen and the conveniently placed guest cloakroom.

The living room is simply glorious, being bathed in natural light from windows to three aspects, one of which incorporates a beautiful bay window of generous proportions, and another of which has glazed double doors opening into the rear garden. An imposing open fireplace brings a grand focal point visually, along with cosy winter comfort. The room is completed by a traditional wooden floor with a wonderful patina, that just cannot be replicated with modern materials.

The beautifully aged wooden floor also graces the dining room across the hall. Nicely lit by a window to the front and again blessed with a super fireplace; it incorporates an ornate wood burner with fitted cupboards surrounding it, this is another room that is both charming and stylish. Being open plan into the large office space gives both of these rooms great natural light and a real flexibility of use. Adding further to this is the additional door opening onto the front driveway from within the office.











Accessed variously from the hallway and the office, the kitchen is in a great position, extending as it does across the rear of the house. Flooding the room with natural light and lovely views of the garden are three windows along the back wall. Clever design has kept that side of the room free to include substantial worktop areas, whilst also housing a traditional butler sink, low level storage cupboards and all of the usual integrated appliances one would expect in a home of this quality. On the opposite side, a range of full height fitted cupboards complete the working kitchen area, which also enjoys the traditional tiled floor. To the far end there is plentiful open floor space, currently housing a large upright free standing fridge/freezer. There is very convenient access from the kitchen directly into the rear of the garage, making that area really usable, if required.

To the rear of the kitchen is the stunning family room. With an attractive tiled floor and windows that run the full length of two of the aspects, this is a room that could serve a myriad of uses for you and your family. Glazed double doors open directly onto the garden and the room enjoys unparalleled natural light flooding in through the quite glorious windows, these occupy the whole of the rear roof pitch. The elegant roof line, attractive brickwork and designer radiator heating enable this to be an all year round space of exquisite style and perfect proportions. Whatever you want it to be; family room, casual lounge, dining room, games room, music room, gym, arts and crafts studio, this room will excel at them all. Indeed, at over nineteen feet long it would easily cope with multiple functions combined.

Upstairs is an attractive hallway with a galleried landing and window to the front aspect. Three bedrooms and the family bathroom lead off from here. Two of the bedrooms enjoy fitted wardrobes. The main bedroom is a large room, being nearly eighteen feet in length, and is wonderfully light and bright, lit by windows to three aspects.

#### Exterior:

This lovely family home enjoys a wide fronted corner plot giving a truly impressive frontage. A private driveway gives plenty of off street parking as it leads up to the front of the house and the integral garage. There is substantial garden space at the front which could easily be converted into additional parking if required. The garden wraps right around the house, starting with a private area of lawn and hedging to the front. To the side, is a lovely secluded courtyard leading to a useful separate gated access to the secure and fully enclosed, rear garden. In addition to being pet and child friendly, the garden has plenty of space for outdoor dining and relaxing, with nicely blended and landscaped areas of patio, decorative block paved pathways, grass and flower beds.

#### Location:

This property is perfectly located on the much favoured west side of the city, in a quiet residential area of similarly large premium houses. From here, it is just a few minutes walk to Welwyn Garden City town centre with its popular 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).





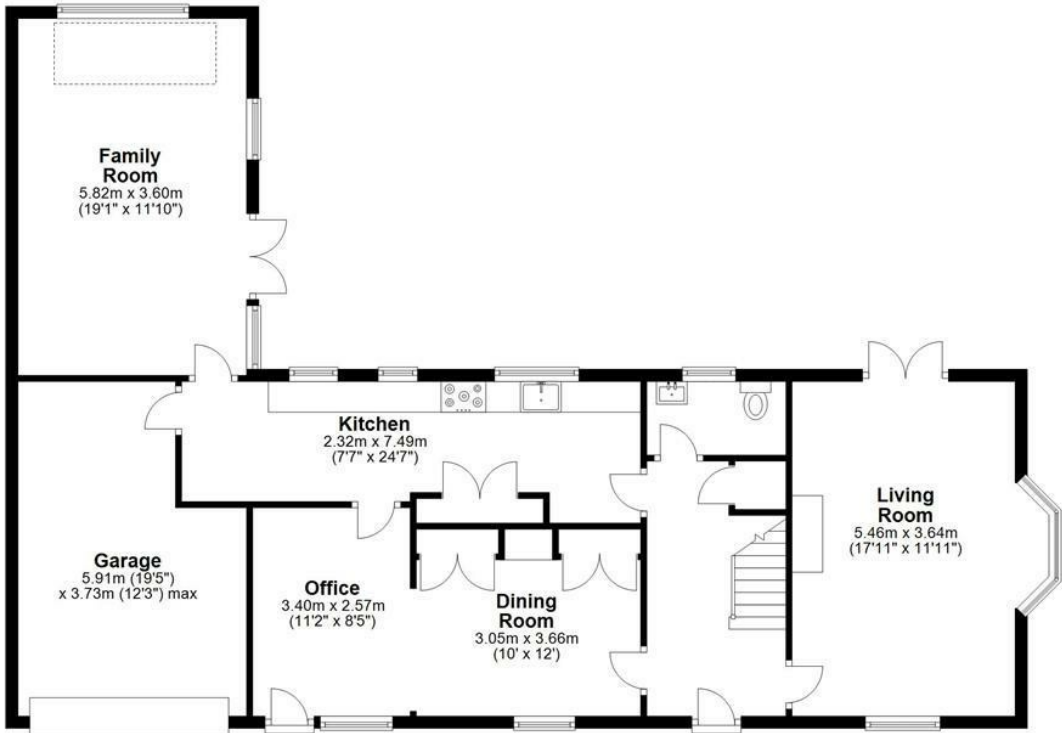






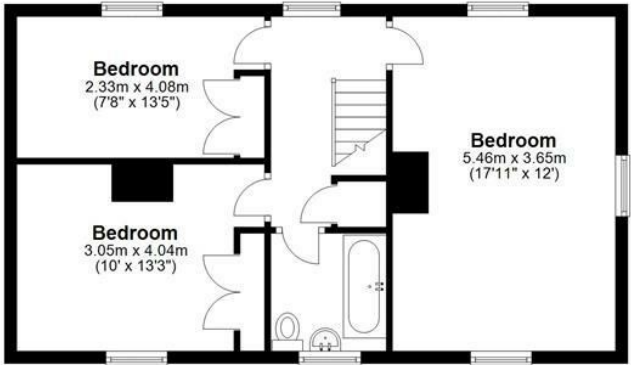
Ground Floor

Approx. 110.5 sq. metres (1188.9 sq. feet)



First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



Total area: approx. 164.0 sq. metres (1765.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

















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