



Bryan Bishop
and partners

Handside Lane
Welwyn Garden City, AL8 6TD

Guide price £500,000



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Summary:

Bryan Bishop and Partners are thrilled to bring to the market this delightful three bedroom terraced house, presented in immaculate decorative order both inside and out. This is a wonderful and attractive family home needing absolutely no work whatsoever, completely ready for you to just move in and enjoy. It benefits from off street parking on the neat block paved driveway, useful separate external access through to the rear garden, a good sized brick built shed and a modern, stylish garden room.

Accommodation:

The pretty, solid wood front door, inset with frosted glass panels, welcomes you into a nice square entrance hall with Fired Earth tiles that lead to the stairs and opens through a door into the adjacent large living room.

The living room is a great size and shape, making it really usable, with a superb fireplace and cast iron grate providing an attractive focal point. It is drenched in natural light from the wonderful and generously sized bay window to the front, fitted with adjustable wooden shutters that are both practical and stylish.

To the rear of the living room is the kitchen/dining room, another lovely, light room thanks to the rear facing window and the large glazed double doors that open directly out onto the patio. This is also a well proportioned room that makes the best use of the ample space available and benefits from underfloor heating. The kitchen area is ergonomically designed with everything falling readily to hand, fitted around one end of the room. A comprehensive array of wall and floor mounted cabinets provide ample storage and worktop area as well as incorporating a range of integrated appliances. The remainder of the room is left as open floor space for you to furnish as your needs demand. Certainly large enough for a substantial dining table and chairs along with freestanding appliances such as a fridge freezer, the dining area is a lovely space for eating together as a family, as well as linking seamlessly out into the garden for an easy flow in and out of the house during the long summer days. As well as enhancing your day to day living, this clever layout also endows this property with a perfect arrangement for entertaining extended family and friends.







Adding to the flexibility and adaptability of the house is the superb garden room. This is a quality installation set on a raised terrace at the far boundary of the rear garden, fully connected with broadband, light and power. There are just too many possible uses to list, but they include, home office, gym, music room, arts/crafts studio, games room, playroom, teenage hangout space or guest bedroom. However you use it, it is a fabulous facility to have that has been well built, neatly styled and slots into the garden incredibly well with an attractive yet minimal visual impact.

Upstairs are the three bedrooms and family bathroom. Two of the bedrooms are large doubles, one of which has a super fireplace, a large set of fitted wardrobes and an attractive ceiling fan. The bathroom is fully tiled and has a fresh, white suite installed, which incorporates a cupboard under the sink along with a shower fitting and screen over the bath.

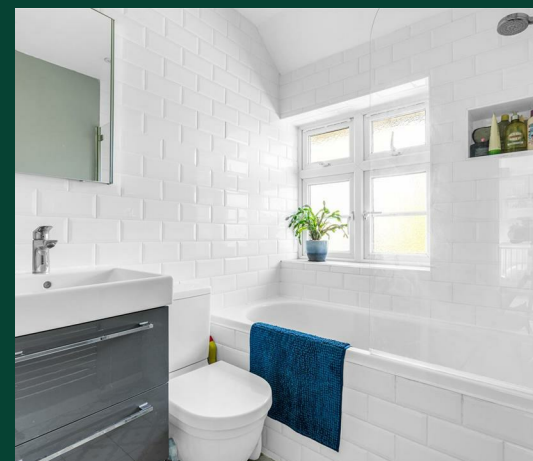
Exterior:

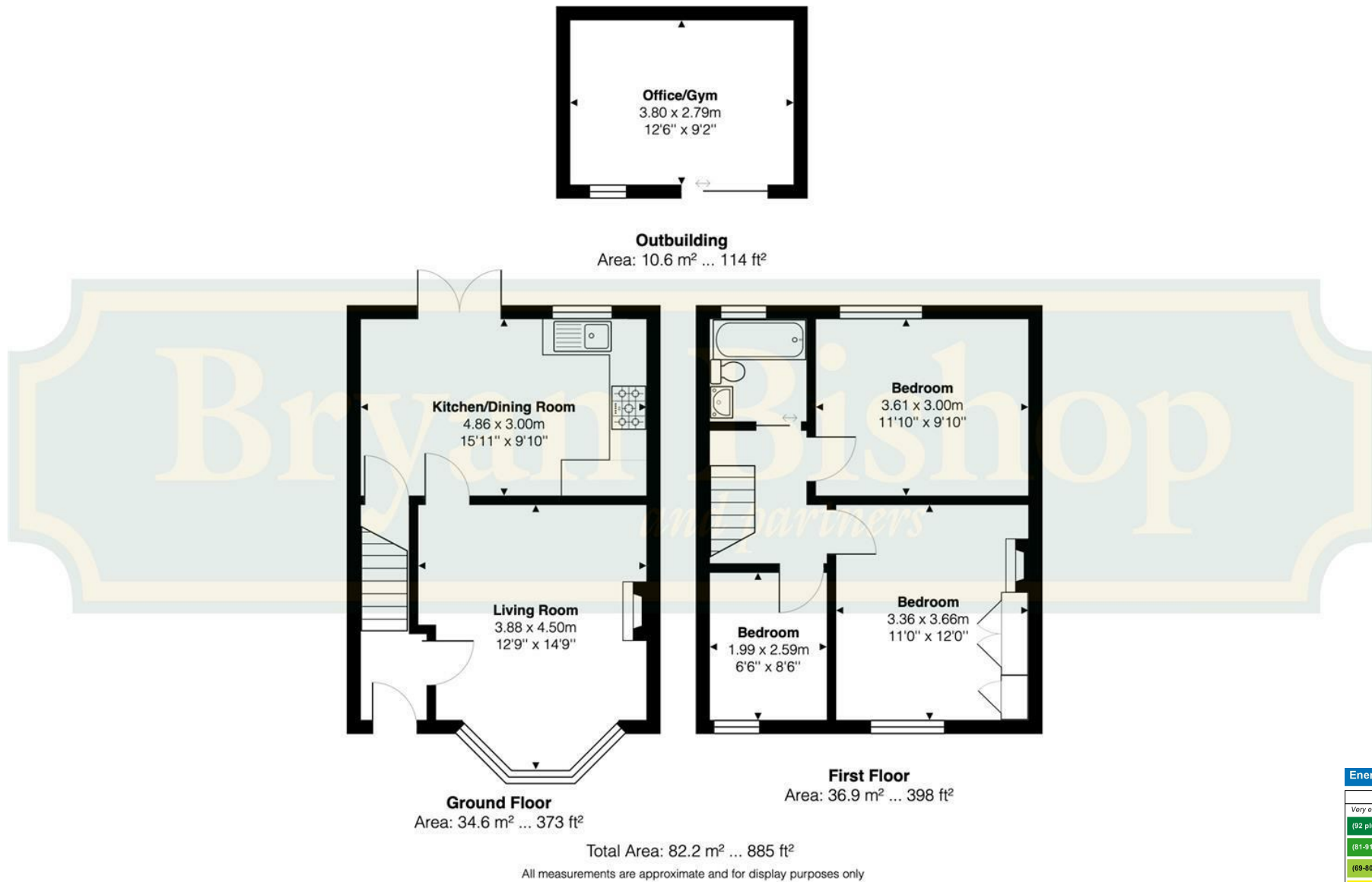
The attractive frontage boasts a block paved driveway and step free access to the house, set within well maintained hedge borders either side. There is a useful covered pathway giving pedestrian access from the front through to the rear garden via a lockable gate. The rear garden is really well planned, just as is the rest of the property, with hot tap, motion security light, a generous paved patio running across the rear of the house, extending back past the substantial brick built shed. This gives a lovely sheltered space for relaxing, eating outside and entertaining, whilst still leaving room for a substantial lawn beyond, with a paved path running alongside a pretty flower border down to the garden room at the far end. Mature, healthy hedges provide an effective yet soft boundary on both sides of the garden, which is ideal for children and pets, being both secure and fully enclosed.

Location:

This property is perfectly located on the much favoured west side of the city in a quiet residential area, yet within just a few minutes walk of 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).

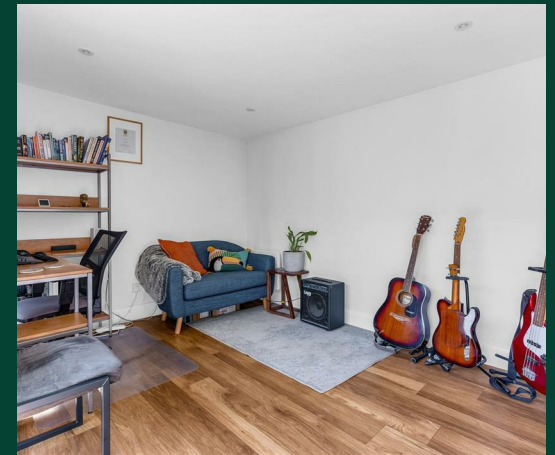






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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