



PUTTERILLS

est. 1992

Guide Price £550,000

Handside Lane

Welwyn Garden City AL8 6TD

PROPERTY SUMMARY

ALocated in the heart of the West Side and within catchment for well-regarded primary and secondary schools, this well-presented three-bedroom end-of-terrace family home enjoys a prime position just moments from local amenities and a short walk to the town centre.

The property has been maintained to a modern standard throughout, yet also offers exciting scope for extension, with planning permission already granted.

The accommodation comprises a bright and spacious living room with a large bay window to the front aspect, and a fitted kitchen/breakfast room that enjoys views over the rear garden. Upstairs features three bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off-road parking. The rear garden is laid to lawn and well maintained, with the added bonus of a fully equipped garden office—ideal for those working from home.

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Ground floor
Approx. Floor
Area 34.0 Sq.M.
(366 Sq.Ft.)

1st floor
Approx. Floor
Area 31.8 Sq.M.
(342 Sq.Ft.)

Total Approx. Floor Area 65.8 Sq.M. (708 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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