

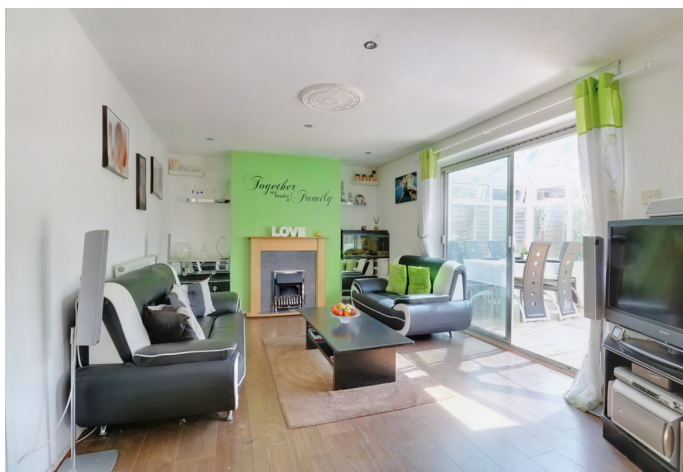
**The Future Proofed  
Home Fallowfield  
Welwyn Garden City  
AL7 1EE **£475,000**  
**Freehold****

**haart**  
WELWYN GARDEN CITY

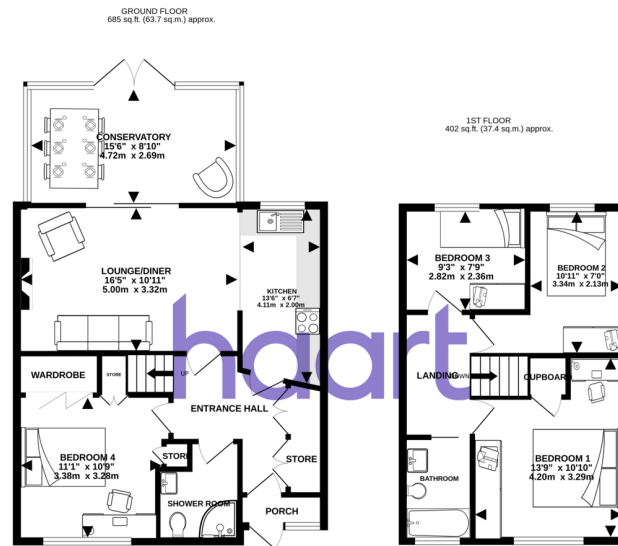
01707 322222

Available 8am - 10pm every day

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Ref: HRT022109468



4 BEDROOMS, 2 BATHROOMS, SEMI DETACHED  
 TOTAL FLOOR AREA: 1087 sq ft (101.0 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, approvals and approvals shown here are not tested and not guaranteed. Do not rely on quality of finishing work shown.  
 Made with MetreX CAD22

This extended semi detached home has many features including a much reduced heating bill thanks to the air source heat pump built into the side extension. the home has 2 car driveway and is available chain free in Fallowfield, Welwyn Garden city

- 2 Car Driveway To Front
- Air Source Heat Pump
- High Epc Rating
- Station Close By
- 2 Bathrooms
- Downstairs Wc
- 3 Double Bedrooms
- Large Rear Storage

### Energy Efficiency Rating

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

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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