



WELCOME TO WELWYN

WELCOME TO

1 HILLSIDE WAY
WELWYN
HERTFORDSHIRE
AL6 0TY

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



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Andwell & Co

○ MEET THE TEAM



This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



*From Shaun Toby & the
Andwell & Co team*

QUICK ESSENTIALS

○ REFERENCES

Property Address

1 Hilside Way
Welwyn
Hertfordshire
AL6 0TY



WiFi Scan to connect



Network: VM6644927
Password:
jYytj99Enztvkyep



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- The Thermostat is located on the ground floor in the Hallway
- Heating & Hot Water are controlled by the Hive thermostat.
- Simply turn the dial clockwise to increase the temperature or anti-clockwise to decrease it.
- If the room temperature is lower than the temperature you have selected, the heating will switch on automatically.
- The heating and hot water are programmed to operate on a schedule throughout the day.
- If you need additional hot water, press the Hot Water button on the Hive thermostat to activate a hot water boost.
- We recommend setting the heating to around 20–22°C for a comfortable stay.
- When leaving the property, please turn the heating down to 18°C if you have adjusted it.



Please help us recycle.

- Bins are located at the front of the property.
- Recycling: Blue lid bin (paper, plastic and glass can all go together).
- General waste: Black lid bin.
- Food waste: Use the green caddy bags provided under the sink, then empty them into the small green food waste bin at the front of the property.
- Please rinse containers before recycling.



Parking

- You can park up to four cars on the drive.
 - Parking on the road is also free.
 - Parking is at your own risk.
-

HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Keep door open after showering

Washing Machine/Dryer

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on radiators

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



**Local
Supermarket
Tesco Express**

Just 5 minutes away,
perfect for picking up
groceries, snacks and
everyday essentials
during your stay.



**Local Pharmacy
Barnes
Pharmacy**

Convenient for
prescriptions, toiletries,
travel essentials, and
everyday items during
your stay.



**Local Station
Knebworth
Station**

This station is on the
East Coast Main Line
with direct services to
London King's Cross,
Stevenage, and
Cambridge.



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café **Mardley Hill Deli** **Cafe**

Our favourite local deli, serving exceptional coffee, freshly made breakfasts and lunches in a warm, welcoming atmosphere. A hidden gem that's perfect for a relaxed bite to eat.



Favourite Bar **The Doctors Tonic**

Offering great drinks, delicious food and a welcoming atmosphere—perfect for a relaxed evening out.



Favourite Restaurant **The Tilbury**

Our favourite local restaurant, serving award-winning modern British cuisine in a relaxed countryside setting—perfect for a special meal or a traditional Sunday roast.



LOCAL PLACES

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



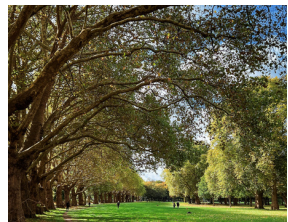
Hatfield House

A stunning Jacobean country house with beautiful gardens, woodland walks and a rich history, perfect for a day out.



Green Space The New River Path

Enjoy a peaceful countryside walk or cycle along this scenic historic waterway.



Access to London

Knebworth Station offers regular direct trains to London King's Cross, with journey times from around 36 minutes, making it easy to explore the capital during your stay.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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