



Bryan Bishop
and partners

**The Avenue
Welwyn**



The Avenue

Welwyn
Hertfordshire

Outside

The house lends itself to outdoor entertaining and the gardens have been professionally landscaped to include, a large limestone paved terrace providing ample space for this purpose, there are steps up to lawn, flanked by a well-stocked and terraced border and beyond this, a summerhouse and access to a fenced paddock of approximately one acre.

A detached, purpose-built annex is situated just below the sun terrace and comprises a kitchenette, living and dining area, bedroom and shower room. This makes an ideal space for a home office or guest accommodation. Beyond this is a lightly wooded area with pathways and play areas for children and it links up with the main lawn. To the front of the house is a large, paved driveway with parking for several cars and double entrance gates provide access from The Avenue. All mains services are connected.

Location

Oaklands is a highly regarded residential area, situated approx. 1 mile from Welwyn. There is a parade of shops, a JMI school and a good choice of independent and secondary schools with Coach pick-up point ready. Also, there is a popular pub/restaurant within walking distance of the property. More extensive facilities are to be found in Welwyn and Welwyn Garden City, 3 miles to the south. Major transportation links are close by at both the A1(M) junction 6 and Welwyn North mainline train station (London Kings Cross 29 minutes) and more extensive shopping and leisure facilities can be found a short drive away in Welwyn Garden City.





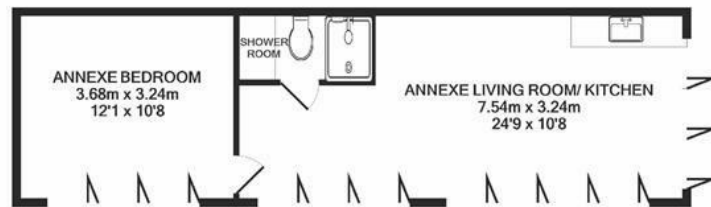








Ground floor and 1st floor total area approx 2189.6 sq.feet (203.4 sq.m.)



Annexe total approx floor area 391 sq. feet (36.4 sq.m.)

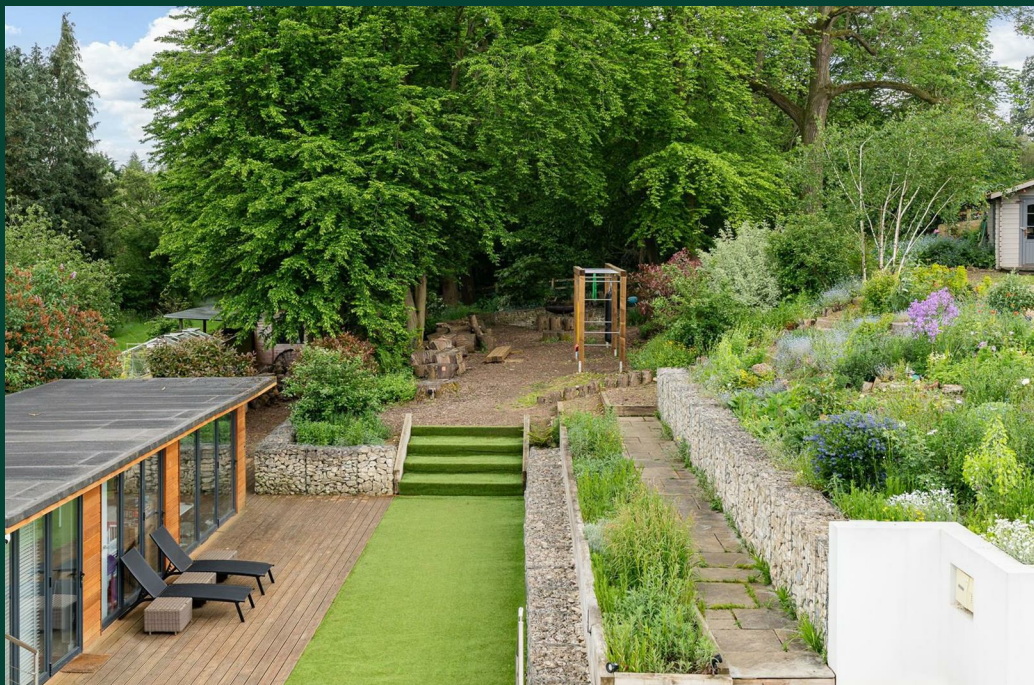
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA APPROX 2580.6 SQ.FEET (239.8 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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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