



Bryan Bishop
and partners

Canonsfield Road
Welwyn, AL6 0QA

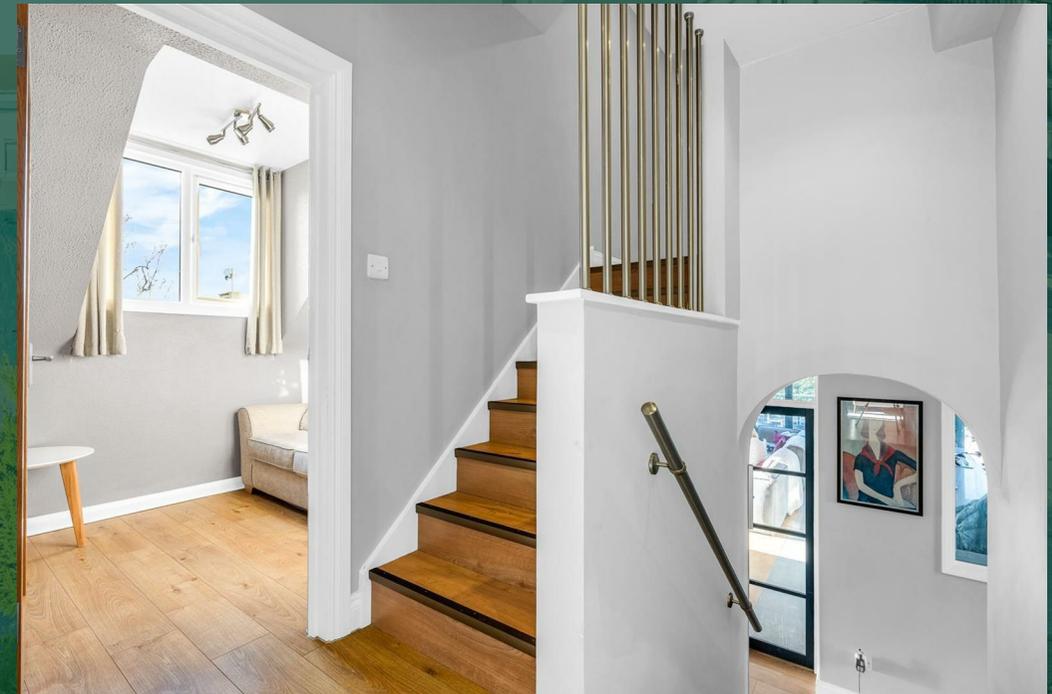
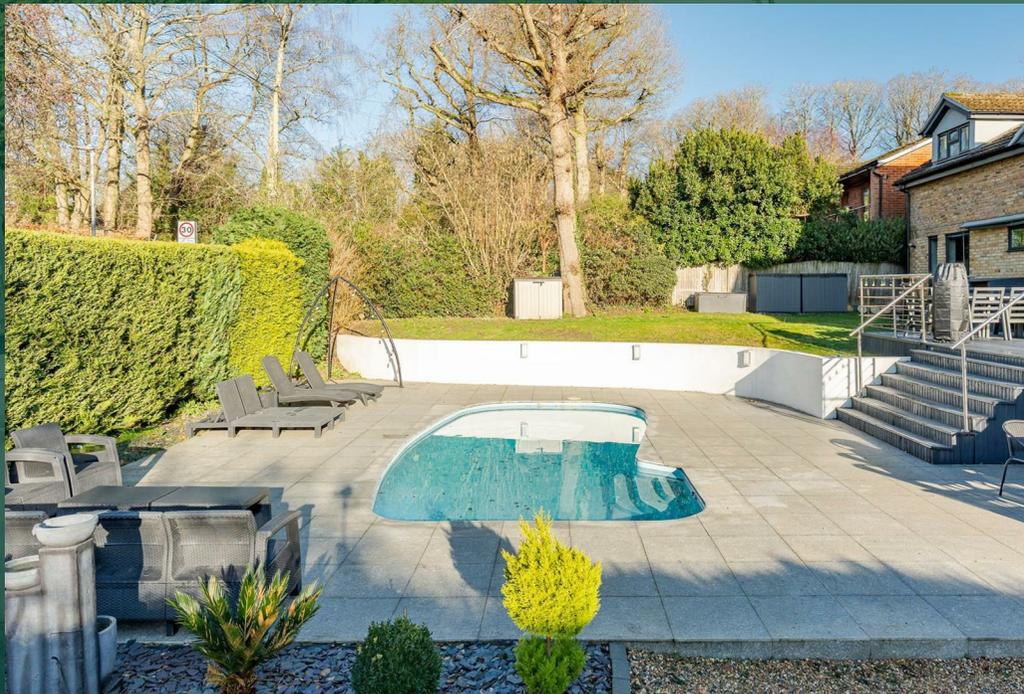
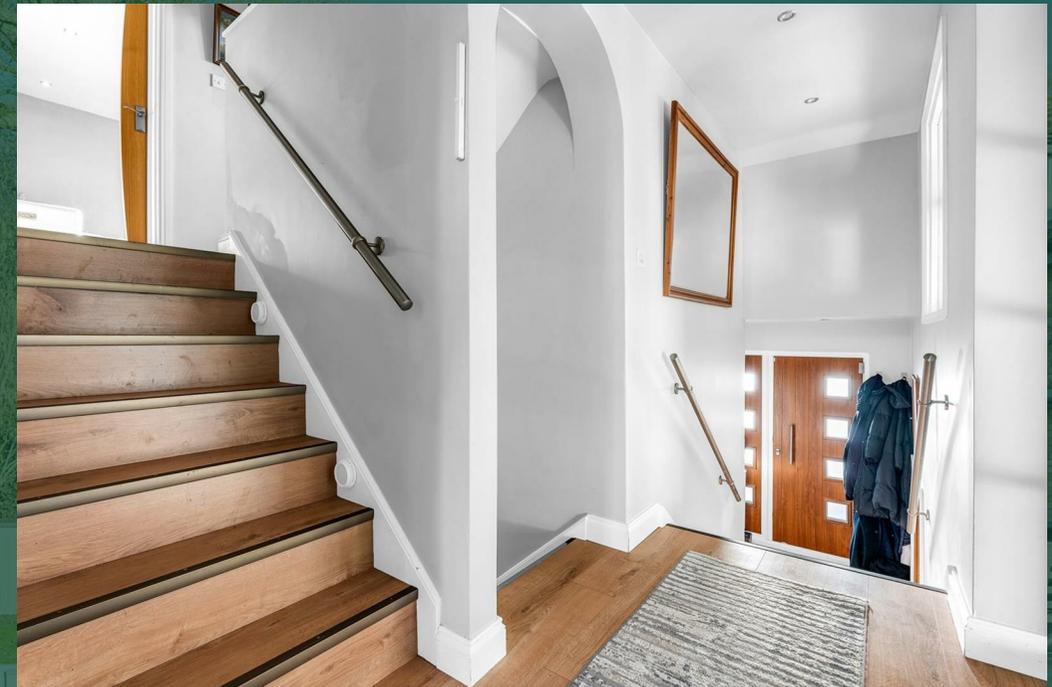
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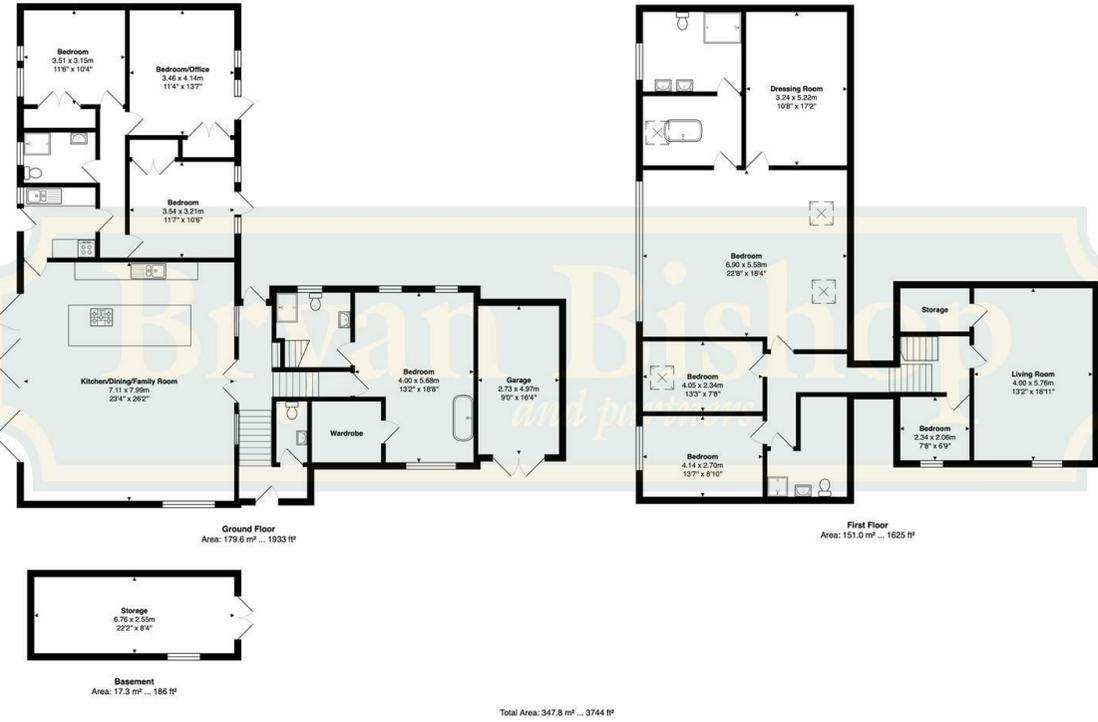
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Summary

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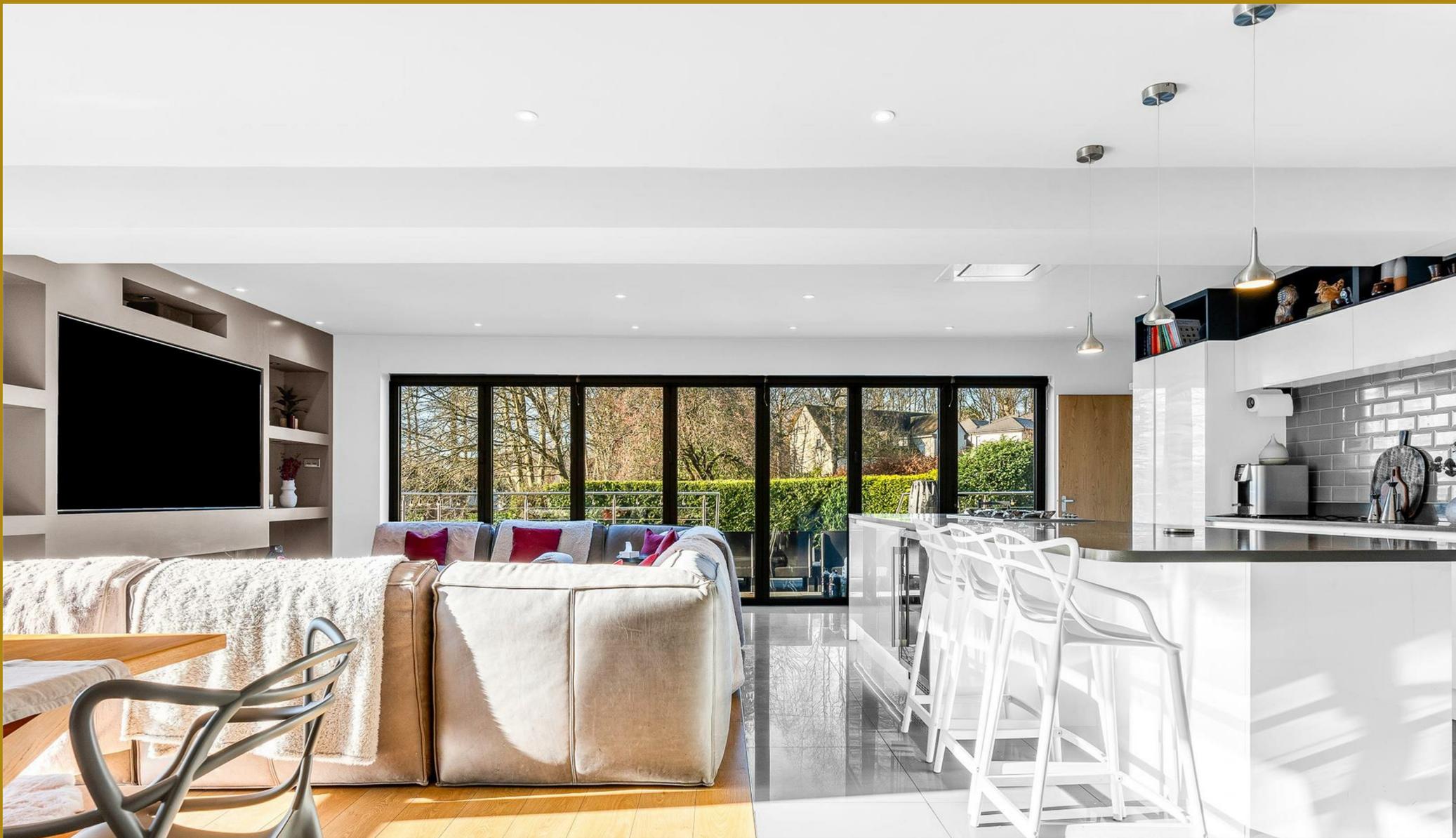
Bryan Bishop & Partners are delighted to bring to the market this exceptional eight-bedroom, four-bathroom detached family home set along one of the most popular roads within the highly desirable Oaklands area of Welwyn. Enjoying a large private plot, with a stunning terrace overlooking the heated swimming pool, making the absolute best use of the south west facing garden, this outstanding property has more than generous accommodation that enjoys an appealing split level arrangement, meaning the individual bedroom suites benefit from excellent privacy yet remain well connected to the day to day living rooms. The gorgeous principal bedroom suite occupies pretty much the whole of the top floor, with a full height window overlooking the garden and pool as it reaches up into the open pitch of the roof. The clever design of the layout would allow an easy segregation of some of the rooms to provide an annexe that would be ideal for a family member needing some support and social contact but wishing to live a semi-independent life. There is more than ample parking on the long driveway, along with an attached garage to the rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-60	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		74	80

EU Directive 2002/91/EC



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