



Bryan Bishop
and partners

Welwyn Hall Gardens
Welwyn, AL6 9LF



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this attractive three bedroom, two bathroom family home set in a quiet residential cul-de-sac within a few minutes walk of the bustling centre of Welwyn village.

Enjoying off street parking on a private driveway leading to a good sized garage/workshop, along with a useful downstairs guest cloakroom and a separate dining room, this is a well specified property in a superb location that fulfils all the needs of a modern family.

Accommodation:

The pretty front door, inset with decorative leaded light glass panels, opens into a spacious entrance hall that has doors opening into the ideally placed guest cloakroom and the large front facing living room before leading past the elegantly curving staircase to the kitchen beyond.

There is a great flow around the main living spaces of this house, which is perfectly exhibited in the generous living room, which links from the entrance hall through a set of double doors to the rear facing dining room. The living room is a large room at nearly eighteen feet long, and offers plenty of flexibility as to how you configure and furnish the ample space available to you. Certainly it would be able to multi task as both a living and dining room if that suited your needs, freeing up the dining room for other family duties, but as it stands will readily accept a substantial lounge suite as well as other occasional furniture. It is well lit by the large window to the front and another to the side, with a pleasant focal point provided by the coal effect fire set within a pretty fire surround on the outside wall. The double doors through to the dining room are a real asset to both spaces, enabling them to be opened up together in an open plan style, or to be closed off for some additional privacy enabling the two rooms to be used completely separately.

The dining room continues the free flowing theme, with direct access into the rear garden and a door into the kitchen. This is also another room blessed with abundant light, thanks to the rear glazed door and flanking windows effectively providing a full wall of glass to the rear aspect. Nicely proportioned, it is comfortably large enough to accept a large dining table capable of seating the whole family and other guests.





Occupying the rear corner of the house is the kitchen, linking nicely through from the adjacent dining room as well as directly out into the hallway. A neat ergonomic design ensures everything you need falls readily to hand, with a comprehensive array of wall and floor mounted cupboards fitted around the perimeter, allowing the usual appliances you need to be integrated within the units, or providing floor space to be incorporated as free standing items. The rear facing window ensures plenty of natural daylight floods throughout the room as well as presenting a great view out into the garden and there is a stylish glass breakfast bar.

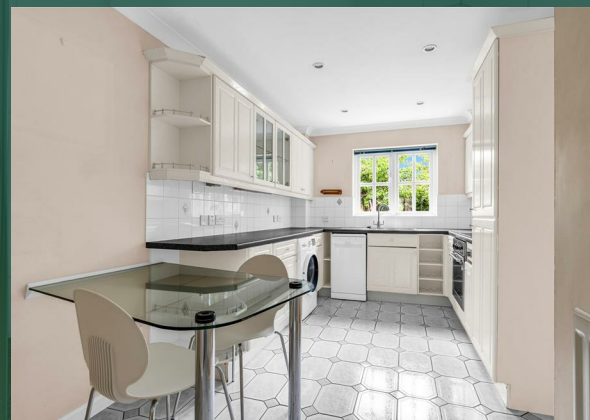
Upstairs is a spacious upper hallway, galleried over the stairwell, with doors off into the three bedrooms and the family bathroom, which has a bath fitted with a shower attachment. All of the bedrooms can be considered doubles, with two of them benefiting from fitted wardrobes. The larger bedroom also has a fabulous en suite shower room.

Exterior:

The pretty frontage is lifted by some lovely shrubs, bushes and hedging around the front garden, bisected by a block paved pathway leading to the front door. To the side of the house a paved driveway provides off street parking and leads to the garage/workshop, which benefits from a really useful separate pedestrian access directly from the rear garden. To the rear is a nice paved patio stretching across the back of the house, beyond which is an area of lawn surrounded by flower beds. The garden is nicely sheltered and unoverlooked, and is ideal for pets and children as it is fully enclosed and secure, providing a lovely space for relaxing and spending time together as a family.

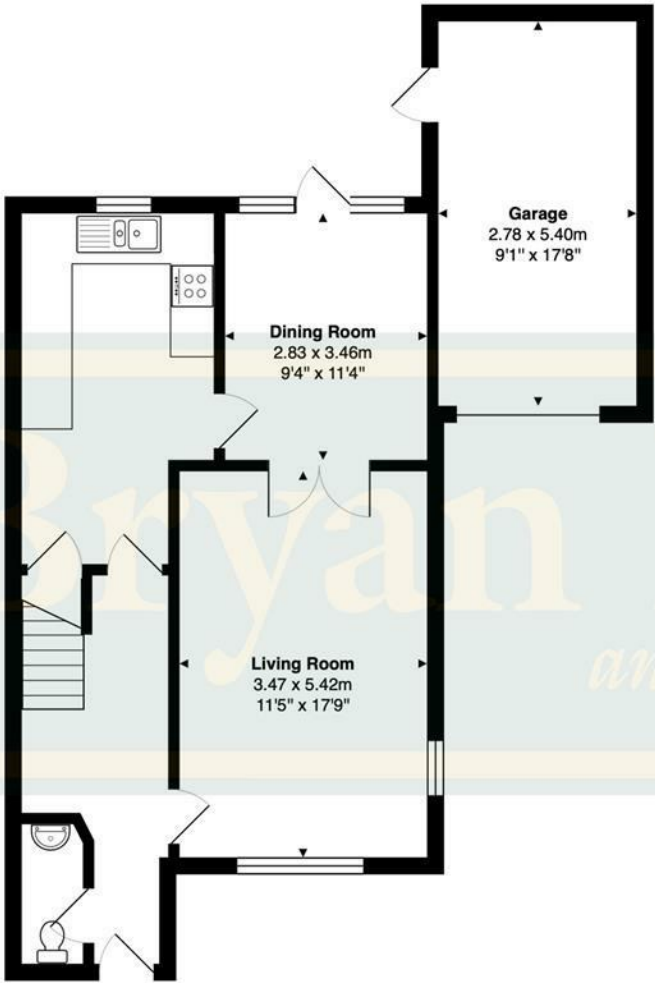
Location:

This charming property is ideally located in the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

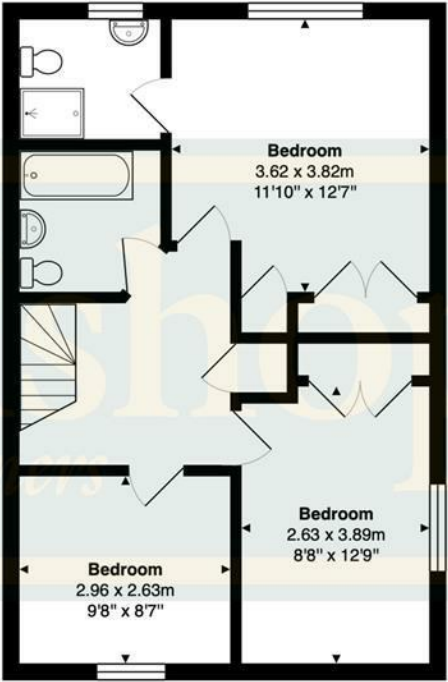








Ground Floor
Area: 69.8 m² ... 751 ft²



First Floor
Area: 52.0 m² ... 560 ft²

Total Area: 121.8 m² ... 1311 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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