



**Bryan Bishop**  
*and partners*

**Maple Grove**  
Welwyn Garden City, AL7 1NL



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## Summary:

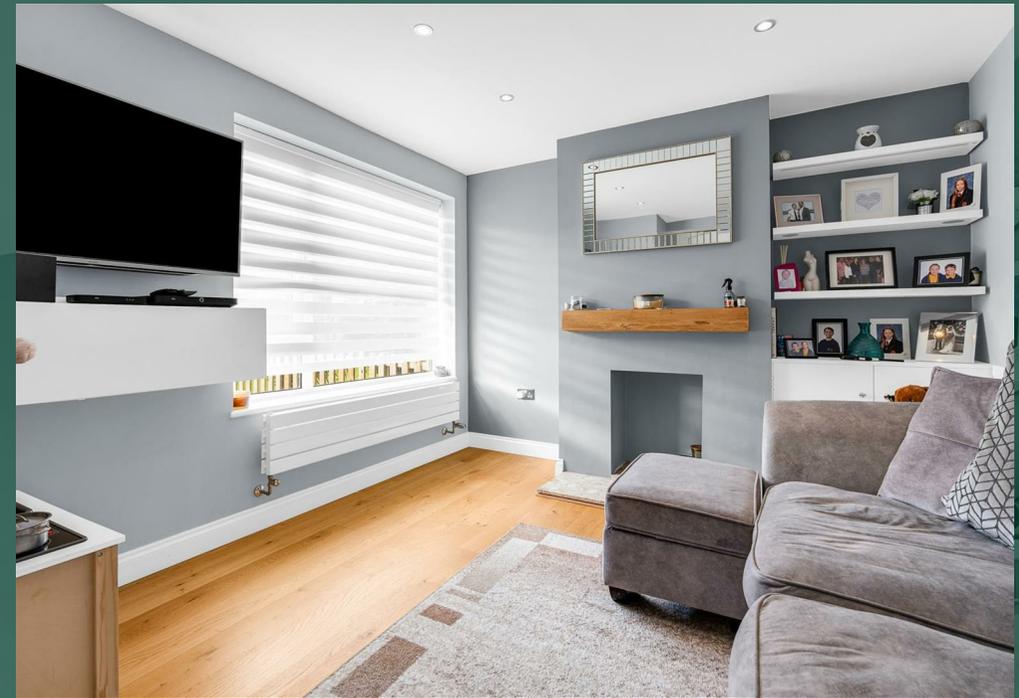
Bryan Bishop and Partners are delighted to bring to the market this lovely two double bedroom family home in the ever popular Haldens area of Welwyn Garden City. This is an energy efficient property enjoying off street parking for multiple vehicles, a fabulous rear garden with separate access through a secure entrance, and is in outstanding decorative order throughout - completely ready to move in and make it your home. It also presents some obvious opportunities for remodeling or extension if you desire, subject to the usual consents.

## Accommodation:

The attractive and spacious hallway, nicely lit by a window to the front, runs along the side of the stylish turned banisters of the staircase, with a door into the large living room, superb kitchen/dining room and a useful under stairs storage cupboard. The property is in "as new" condition throughout and has been decorated with real flair and style. Designer radiators highlight the attention to detail that has been lavished on the property by the current owners and this is clearly on show in the hallway, where clever use of glazed internal doors downstairs makes the maximum use of the ample light flooding in through the large windows in the lounge and kitchen/dining room.

The living room is a terrific family space. Its good size and proportions make it really usable, whilst the modern radiator and elegant treatment of the chimney breast bring an abundance of style. The large picture window to the front lets in plenty of natural daylight and the cupboard and shelving set neatly into the alcove are practical as well as attractive.

The kitchen/dining room occupies most of the rear of the house and is a light, bright and spacious room. Adjacent to it is a storage area, currently accessed from the rear garden, that could easily be incorporated into the kitchen directly or be used to provide a generous utility/laundry room, subject to the usual permissions. Without any alteration it is already a large room at over fourteen feet long, and comfortably provides a spacious fitted kitchen area as well as plenty of open floor space for a dining table. The fitted area enjoys an intelligent, ergonomic design and is well supplied with storage space and worktop area through a range of wall and floor mounted cupboards, which also house a full complement of integrated appliances. A real boon is the glazed double doors that bring in the light, give a great view of the garden, and link perfectly out into it for an easy flow between the inside and outside.





Upstairs there are two double bedrooms, with the main bedroom being particularly spacious and benefiting from multiple fitted wardrobes. The bathroom has a P shaped bath with shower fitting and screen attached.

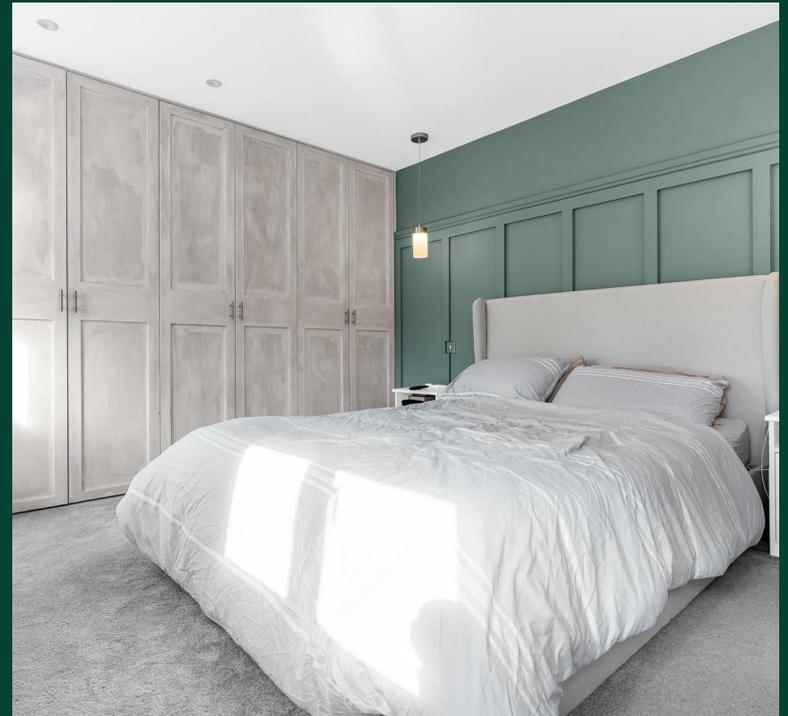
#### Exterior:

The attractive frontage has space for off street private parking for two cars. A really convenient separate secure doorway gives direct access to the rear garden without having to go through the house. The rear garden enjoys a wonderful open aspect, with no visible neighbours to the rear and is secluded and secure, so is perfect for children and pets. A good sized patio, running the full width of the house, and a large area of lawn make it ideal for spending time together as a family and entertaining friends. There is certainly sufficient garden for some of it to be surrendered to an extension to the kitchen/dining room if required.

#### Location:

This property is perfectly located in a lovely, quiet residential area surrounded by other family homes, in the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

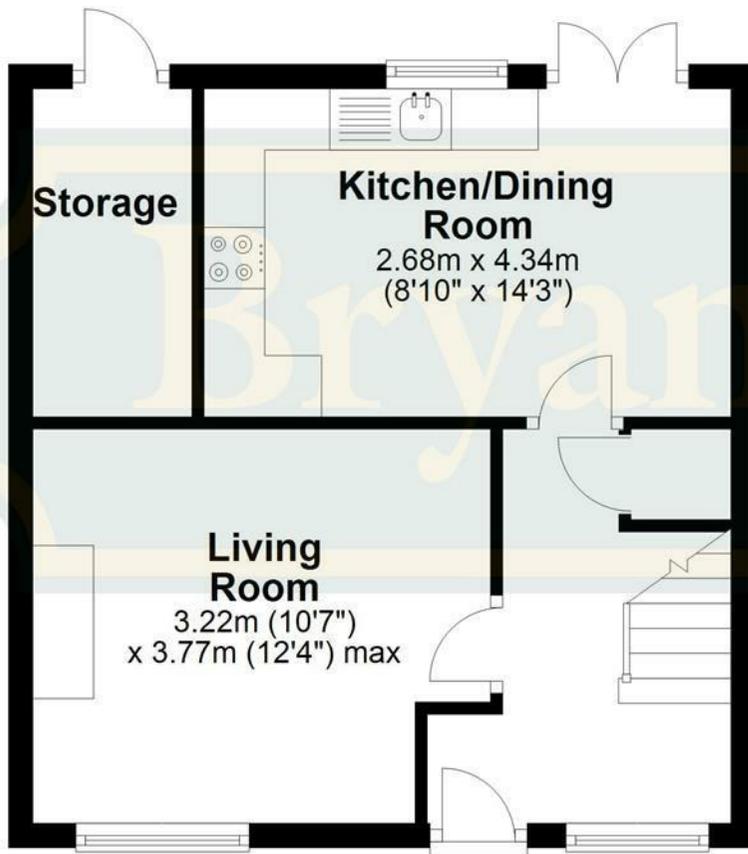






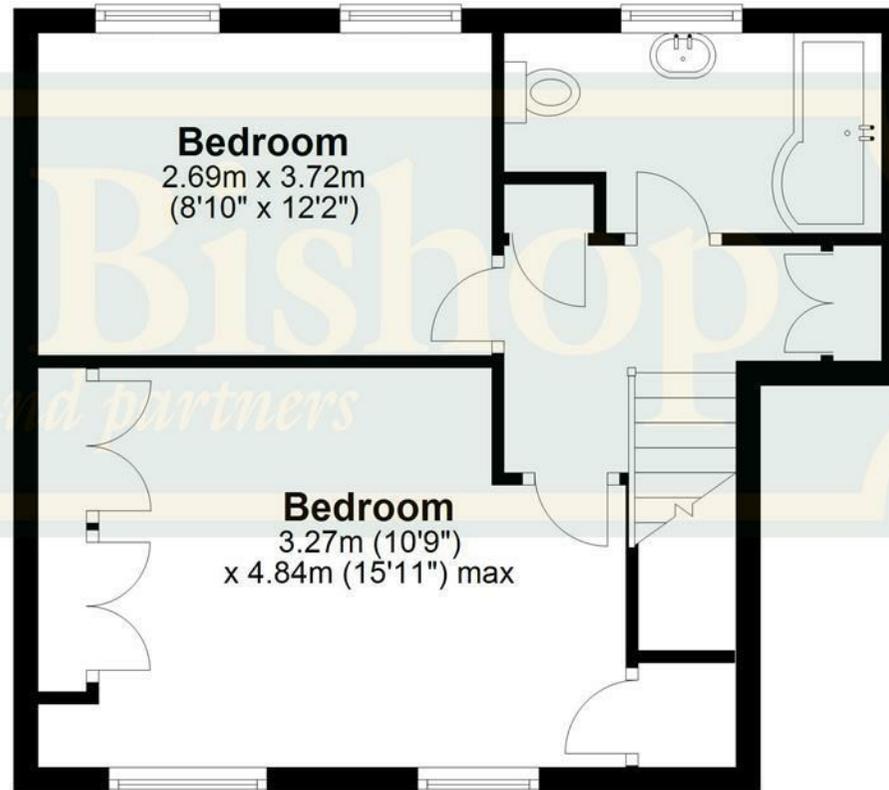
### Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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