

Bryan Bishop
and partners

Lower Mardley Hill

Welwyn, AL6 0UQ



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this absolutely charming four bedroom detached bungalow set within the much sought after Oaklands area of Welwyn. Sitting on a substantial plot, this wonderful family home is offered chain free for a smooth and swift completion and enjoys a capacious driveway with off-street parking for multiple cars along with a detached double garage and a large rear garden with a fabulous open aspect.

Accommodation:
This is a really attractive bungalow with classic proportions that belie the generous size of the living space within. The pretty front door is inset with a decorative frosted glass panel with a full height matching window alongside it, and placed beneath a protective extended roof that spans the front of the property, giving useful shelter to you and your visitors.

Inside is a large entrance hall with a well placed coat cupboard, ensuring you can extend a warm welcome to all your guests, which flows back through the bungalow and opens out into a generous inner lobby serving the bedrooms, family shower room and an ideally situated guest cloakroom. Intelligent design has kept the main living rooms easily accessed from the entrance hall near the front door, with the more private areas arranged further into the house via the well placed inner lobby.

The lounge/dining room is an open plan space that is large by any measure at nearly twenty-six feet in length. It extends the full depth of the house front to back, with an extra-wide window overlooking the front garden and a fully glazed sliding door opening out into the garden at the rear. This fabulous expanse of glass at both ends is joined by a further side facing window to keep this room absolutely full of natural light throughout the day, with a neat patterned glass divider between the living/dining room and the entrance hall allowing the abundant light to flow freely around the ground floor. The great size and shape of the room gives you a wealth of choices as to how you configure and furnish the space, with the capacity to easily accept multiple sofas and chairs in the living area, along with other items of occasional furniture, still leaving ample open floor area to move freely in, around and through the room.











The dining area to the rear is also spacious and will comfortably accommodate a substantial dining suite, with a neat connection through into the adjoining kitchen, and a superb easy access out into the garden through the glass sliding doors.

The kitchen occupies the centre of the rear of the bungalow, and makes really good use of that central position with a door in from the rear of the entrance hall, a further door in from the dining area, and a separate door out into the rear garden. The rear window joins with the fully glazed rear door to fill the room with natural light, which is a useful square shape and has been fully fitted with a comprehensive range of wall and floor mounted cabinets lining the perimeter walls. This is a well designed and ergonomically efficient kitchen, with more than ample storage space and food preparation worktop area always available, and a good range of appliances fully integrated into the smart modern cabinets.

The inner lobby has the four bedrooms arranged around it, along with the family shower room and a convenient separate guest cloakroom. All of the bedrooms are a good size and all of them feature useful built-in cupboards.

Exterior:
The substantial frontage has been extensively block paved to provide generous parking for multiple cars as well as easy access into the detached double garage. The attractive layout also includes curved areas of lawn with hedging and flower beds incorporated around the edges and a mature low level hedge lining the front boundary. A secure gated entrance leads between the garage and the main house, giving access to the pedestrian door in the side of the garage and a courtyard that opens through into the rear garden. The rear garden is a good size and shape and has a lovely open aspect. A paved patio fills the space outside the kitchen and dining area, neatly linking the doors out from those rooms and making it an ideal location for outdoor casual seating and dining furniture, just perfect for spending time together as a family and for entertaining guests. The remainder of the garden is a large lawn, with well stocked flower borders lining the boundary fencing.

Location:
This wonderful home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.





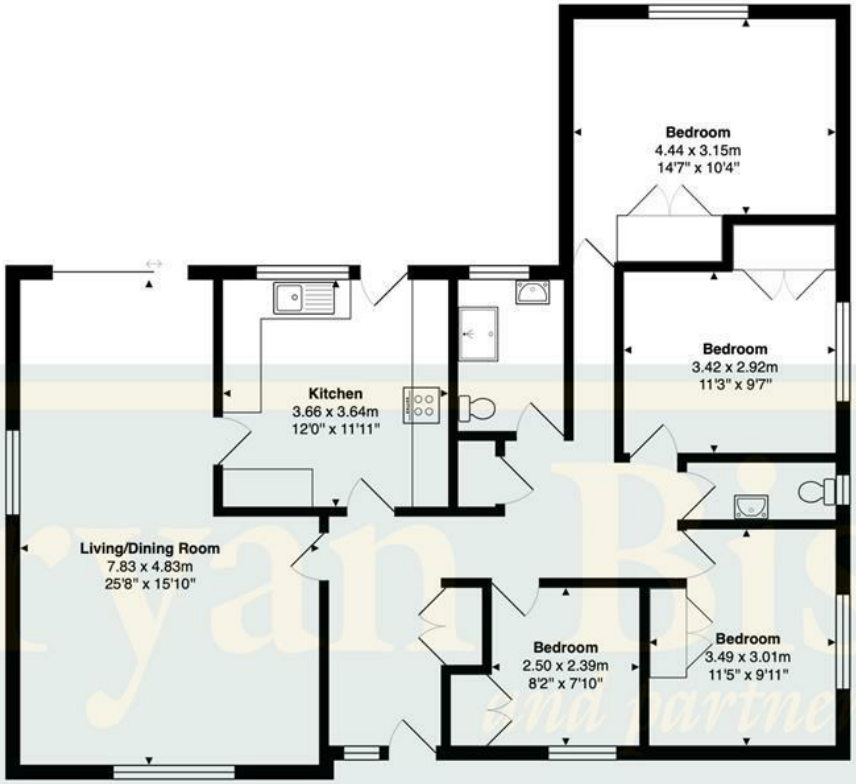




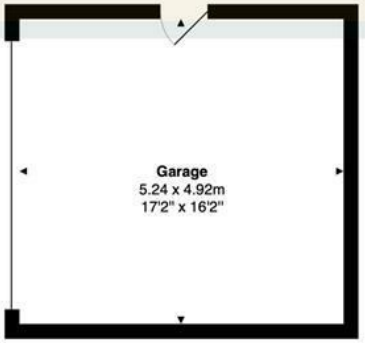






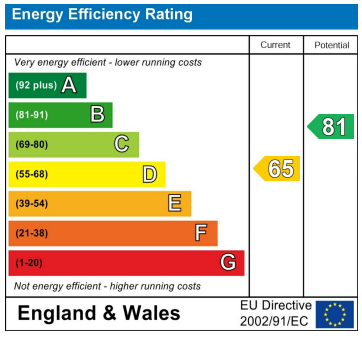


Ground Floor
Area: 118.5 m² ... 1275 ft²



Outbuilding
Area: 25.8 m² ... 278 ft²

Total Area: 144.3 m² ... 1553 ft²





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