



Bryan Bishop
and partners

Bramfield Road
Datchworth



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Quietly situated on the edge of open countryside and standing in picturesque south facing gardens of approximately one and a half acres, is this immaculate detached chalet style house offering further scope for improvement and enlargement. A more perfect location is hard to attain and it took the present owners 2 years of house hunting before finding Lismore, a home which they have happily owned for the last 30 years.

The property is spacious and comfortable with light and airy rooms, high ceilings and double-glazed windows. The two main reception rooms overlook a huge expanse of lawn interspersed with small ornamental trees and neat hedgerows to boundaries, it is both secluded and picturesque. The main hall has exposed woodblock flooring, excellent storage facilities and a cloakroom with WC and basin, there is a sitting room with Adams style fireplace and dual aspect windows, one overlooking and having direct access to, a double-glazed conservatory. A dining room has double doors leading to the kitchen, which is fitted with limed oak units and new luxury quartz worktops, the appliances include; an electric oven, ceramic hob, combination oven, dishwasher and integrated fridge/freezer. There is a door to a separate utility room with sink, storage cupboards, plumbing for a washing machine and a door to the outside. A triple aspect living room enjoys wonderful views of the garden, it has a feature solid marble fireplace and French windows onto a patio. On the ground floor there are three bedrooms; one is used as a guest bedroom and all have built-in cupboards. A staircase from the hall leads up to a large master bedroom with triple aspect windows and Juliet balcony, there is a door to an ensuite bathroom with double berth shower, panelled bath, WC and wash basin all finished in white with chrome fittings.







Outside

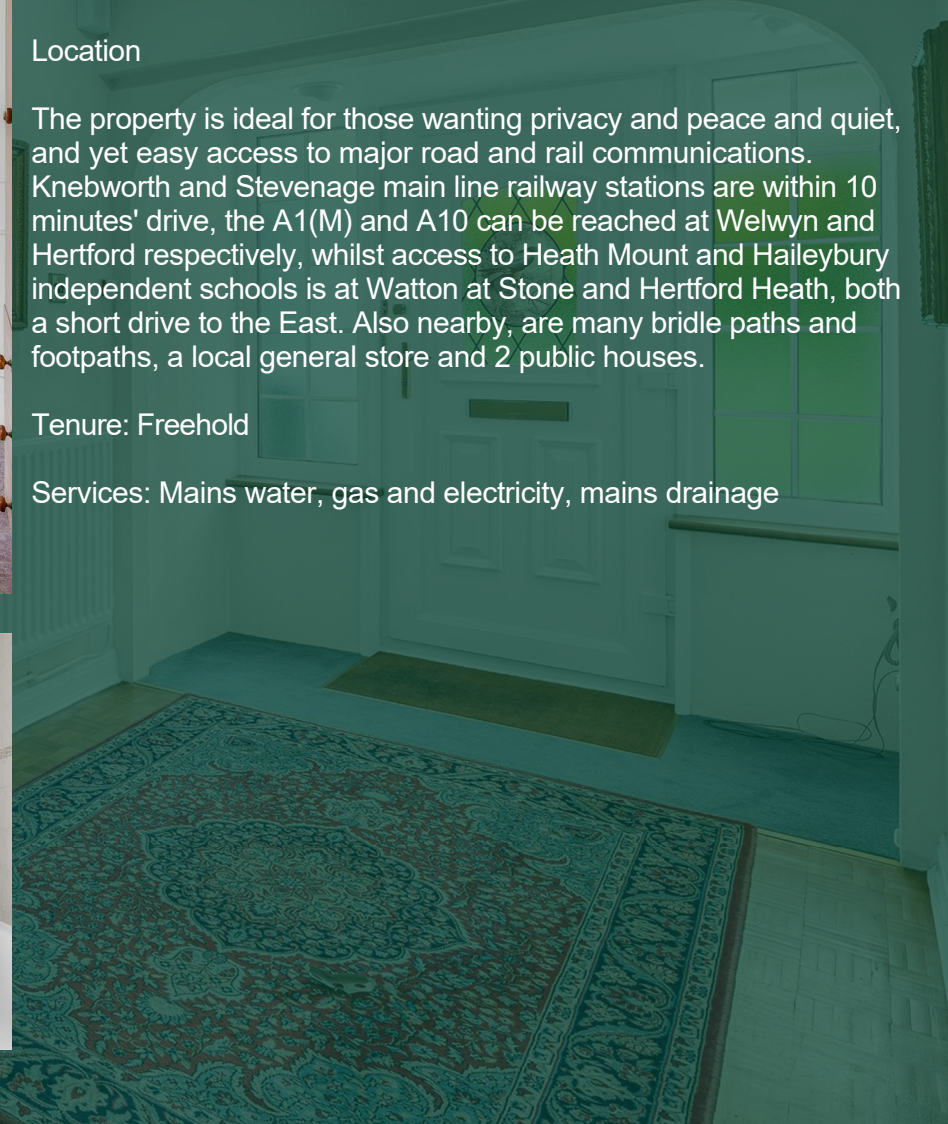
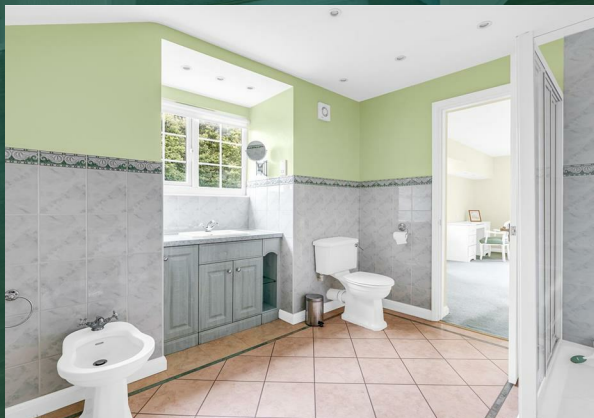
The property is approached via a private drive from Bramfield Rd leading to a pair of remote control iron gates which open inwards to a large driveway with ample parking and a detached double garage. The gardens are a special feature of Lismore and it has a lovely open aspect across sweeping lawns. These lawns stretch all the way to the boundary, interspersed with a wide variety of ornamental trees and shrubs, a small copse gives additional seclusion and is a great place for children to explore. There is a west facing summerhouse and two timber garden sheds.

Location

The property is ideal for those wanting privacy and peace and quiet, and yet easy access to major road and rail communications. Knebworth and Stevenage main line railway stations are within 10 minutes' drive, the A1(M) and A10 can be reached at Welwyn and Hertford respectively, whilst access to Heath Mount and Haileybury independent schools is at Watton at Stone and Hertford Heath, both a short drive to the East. Also nearby, are many bridle paths and footpaths, a local general store and 2 public houses.

Tenure: Freehold

Services: Mains water, gas and electricity, mains drainage

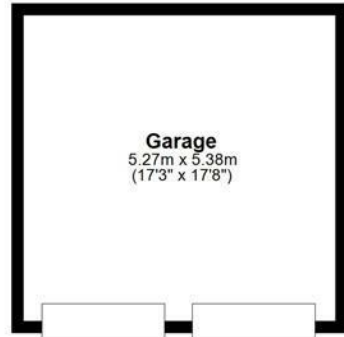






Ground Floor

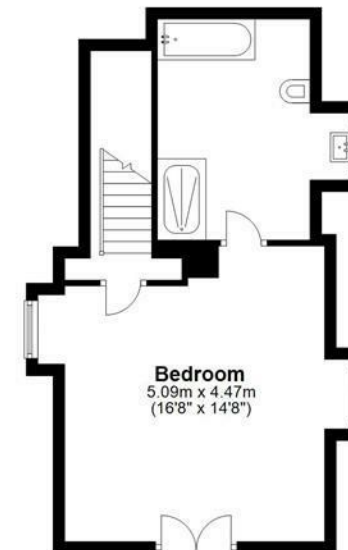
Approx. 211.4 sq. metres (2275.2 sq. feet)



Total area: approx. 249.9 sq. metres (2690.4 sq. feet)

First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



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