



Bryan Bishop
and partners

Mardley Hill
Welwyn, AL6 0TN

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Summary

SOLD VIA OUR DISCREET MARKETNG - Bryan Bishop and partners are proud to present this stunning 5-bedroom family home, set back from the road offers the new homeowners a light, spacious and very well-kept space to live in.

The sought after residential area of Mardley Heath and Oaklands lies just north east of Welwyn village & has access to beautiful countryside walks as well as having a primary school and a parade of shops within close proximity.

The approach to the property comprises of a spacious gravel driveway with parking for several cars as well as a big garage.

Enter through the front door and arrive in a spacious hallway. The ground floor has an well thought out flow, boasting spacious rooms that allow light to beam in through all the windows this beautiful home has throughout. Where the property has been extended, the lounge now boasts a dual aspect, at one end of the lounge is a bay window with seating cushions and the other lend transitions into a garden room/conservatory. The kitchen is the centre point of the ground floor, it includes an abundance of work surface space as well as a separate pantry, ideal for anyone who spends a lot of time cooking. On the other side of the work surface sits a lengthy dining table, with a lovely view of the well-kept garden.





Total area: approx. 210.8 sq. metres (2268.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Energy Efficiency Rating

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





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