



Bryan Bishop
and partners

Chequers
Welwyn Garden City, AL7 4SJ

Guide price £475,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this chain-free, three bedroom end of terrace family home, within easy reach of the bustling centre of Welwyn Garden City. This fabulous property is in immaculate decorative order throughout and enjoys a spacious open plan ground floor, expansive gardens to the front and rear and an adjacent detached garage with driveway parking to its front. This garage is currently a rented space, but there is the potential to purchase this from the owner. The abundant outside space and unique location, makes this a rare opportunity to acquire an already well specified and practical home, yet blessed with exceptional opportunities for expansion to the rear and the side, subject to the usual permissions.

Accommodation:

The attractive front door, with a decorative yet functional porch above it, opens into a nice double width hallway, stylishly appointed in a lovely two-tone panelled design which extends up the stairwell and around the well-lit, galleried upper hallway. A glazed door opens into the open plan kitchen/dining room/living room. This is a fabulous room, bathed in natural light from the windows to the front and side aspects, which is further enhanced by the glazed double doors opening directly into the rear garden. This large space, at twenty three feet long and nearly sixteen feet wide, benefits from good proportion as well as outright size, and gives plenty of options as to how best to arrange the furnishings and layout to really suit your needs. The rear corner enjoys a well laid out kitchen area, offering visual, as well as physical, delineation of the room by way of a large island. This provides a modern hob set into a generous worktop with cupboard space beneath and extractor fan above. Further wall and floor mounted cupboards provide ample storage, as well as, room for additional appliances. The rest of the room is left as open floor area, which is easily spacious enough for an American style fridge/freezer, a good sized dining table and plenty of lounge seating.

Upstairs there are three bedrooms, all of which enjoy fitted wardrobes, and a fully tiled family bathroom with a large bath, fitted with a shower attachment and screen.

Exterior:

The front garden is cleverly laid out and planted with a vibrant and attractive mix of shrubs, bushes and pretty hedging surrounding a neat lawn. A separate gated access opens out into the fully enclosed, private and secure rear garden making it perfect for pets and children. The rear garden is a really good size, being much wider than the house, and offers multiple patio areas, deep flower borders and a good sized lawn, along with a useful shed and a pretty pergola.

Location:

This property is perfectly located in the ever popular Welwyn Garden City, enjoying a location 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 -

Entrance Hall

Kitchen/Dining/Living Room

22'11" x 15'10"

French Doors to garden/patio

Staircase to first floor

- First Floor -

Bedroom One

10'7" x 10'0"

Bedroom Two

10'0" x 10'0"

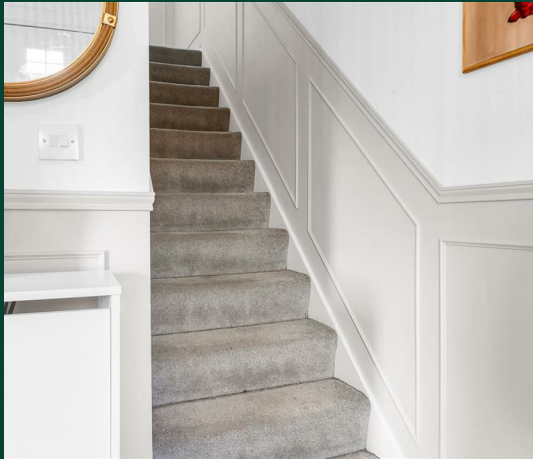
Bedroom Three

6'7" x 8'11"

Bathroom

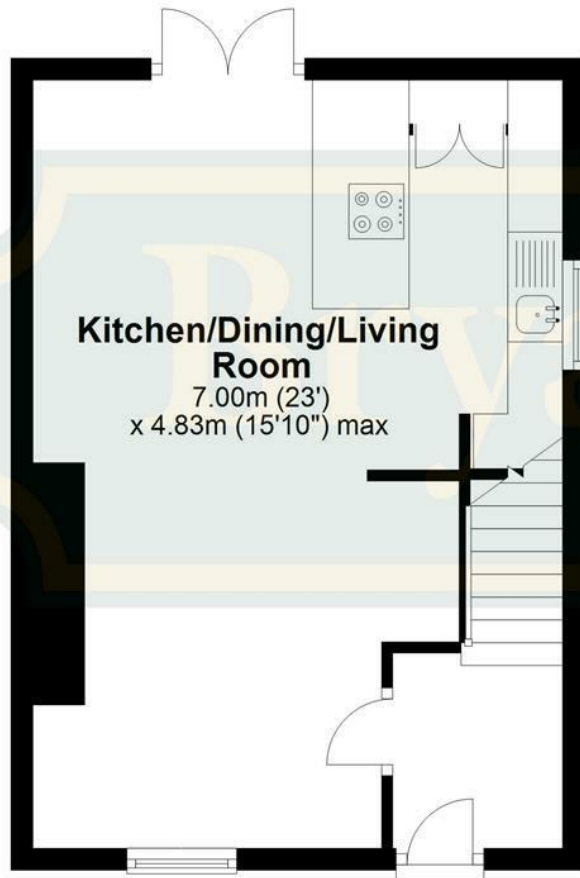
Landing





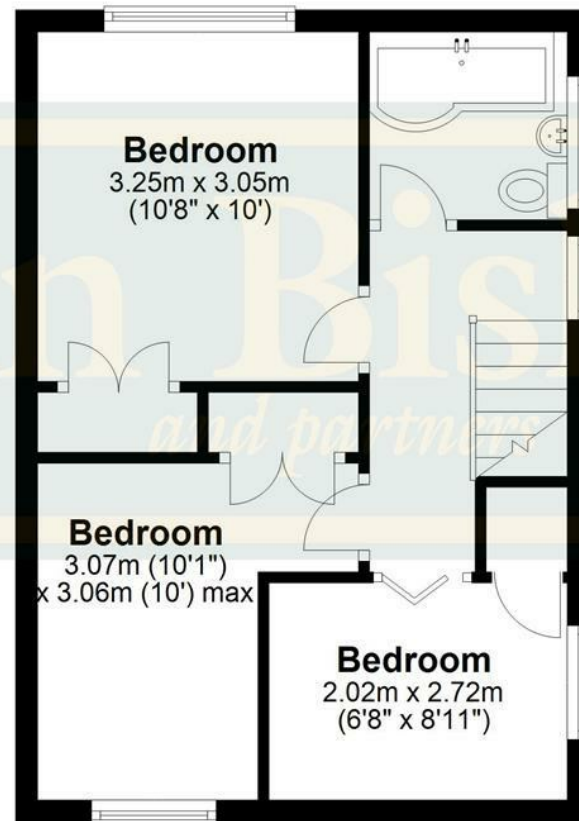
Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Outbuilding

Approx. 12.7 sq. metres (137.0 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 sq. feet)

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		
(1-20) G		
Not energy efficient - higher running costs		
		71
England & Wales		EU Directive 2002/91/EC









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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

