



**Bryan Bishop**  
*and partners*

**Carleton Rise**  
**Welwyn, AL6 9RF**



# Carleton Rise

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## Summary

SOLD BY BRYAN BISHOP AND PARTNERS - A stunning four bedroom detached Neo-Georgian home with HUGE private rear garden, located just a short walk into Welwyn Village.

Approached by a driveway with parking for multiple cars and a lawn area, this is a stunning property to look at externally.

The ground floor comprises a spacious entrance hall with the stairs to the first floor. To the left of the entrance hall is a large living room with a partitioning wall to the dining room. There is also a snug on the other side of this which interlinks with a large garden room at the rear of the property that spans almost the entire width of the house. Also accessible from the entrance hall is a small study with bay window, W/C and spacious kitchen. There is a further utility room and garage on the ground floor.

The first floor comprises four spacious bedrooms as well as a family bathroom, all the bedrooms are generously sized and comfortably accommodate double beds. The master bedroom enjoys its own dressing room and en-suite.

The garden is enormous and is perfect for children to play or host garden parties.

Situated on the edge of Welwyn village, it is less than a fifteen minutes walk to the High Street, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







Total area: approx. 242.5 sq. metres (2610.7 sq. feet)

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