



Bryan Bishop
and partners

The Chase
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this terrific four bedroom, two bathroom, link detached house set on a large corner plot, along a quiet residential cul-de-sac in the highly sought after Oaklands area of Welwyn. There is plenty of off street parking on the block paved driveway, along with an integral tandem double garage. Don't be fooled by the seemingly modest exterior, inside is an absolute Tardis, built to follow the sloping topography of the land which gives a generous ground floor that contains a whole host of day to day living rooms, then a lower ground floor with the bedrooms, bathrooms and further living rooms. Skilful and innovative design has established large light wells at the front of the property, so that the lower ground floor is just as light and bright as the ground floor. This is a large, well proportioned family home offering flexible and adaptable living space, but also comes with a valuable added bonus of a self contained annexe, complete with a separate kitchen/breakfast room and shower room. The annexe has its own separate entrance which makes it ideal for a family member needing a good level of independence, but with support nearby when required. It also offers a commercial rental opportunity on a long or short let, or through any of the holiday accommodation apps. The property is offered with fully vacant possession, so the choice of how you use the annexe is yours to make. For reference, the current owner would expect to realise £900 per calendar month as rental income, a not insignificant amount.

Accommodation:

The attractive front door, with decorative inset glazed panels and a large opaque window to the side, opens into a neat lobby with an internal window through to the dining room, and a door through to an ideally placed guest cloakroom, along with a separate door into the main entrance hall. Much of the ground floor benefits from a lovely semi open plan arrangement between the rooms, which imbues the space with a splendid free flowing quality that will be a real boon for day to day family life as well as when entertaining guests.

The entrance hall is effectively a generous reception room, perfect for ensuring a warm welcome to all of your visitors, uplifted by the modern banisters providing a gallery over the stairwell in a stylish combination of light wood and stainless steel. From the entrance hall there are open connections to the dining room and the living room, along with doors into the front facing kitchen and the large garage, as well as a number of built in storage cupboards.

The dining room is a lovely room, with a nicely balanced shape that will easily accept a generous dining suite and other occasional furniture besides. The semi open plan arrangement really works here, offering sufficient delineation to make an informal yet private space that is great for eating together at any time of the day or evening, with the centrally placed roof light flooding both the dining room and the entrance hall with natural daylight.

At the rear of the dining room a part glazed door opens into a generous office/study with a window overlooking the woodland beyond the rear garden. This is a room that is comfortably able to accept multiple workstations and all of the additional storage cupboards that the role demands, and is of sufficient size and balanced proportions to fulfil innumerable other functions for you should you require it. Certainly this house is blessed with many rooms, and all of them of a good size, giving you an enormous choice of how you configure, furnish and utilise each of them to best suit your family's needs.

The rear corner of the house is taken up by the living room. This is a large room by any measure at nearly twenty-one feet long and has a wonderful open aspect with large windows set into two separate outside walls and an attractive asymmetrical ceiling. The windows allow the light and the fabulous views to flow into the room unhindered, which is easily generous enough to allow you to think big when shopping for furniture and still choose multiple sofas, chairs and coffee tables. This is just a fabulous room in which to spend time together with family and friends.





At the front of the house is the kitchen, which is fully fitted with a comprehensive array of wall and floor mounted cupboards, ensuring more than ample storage space and abundant food preparation worktop area is always available. There is a full complement of integrated appliances set within the cabinets, as well as pre-planned spaces for certain free standing items. This is a well thought out room that enjoys a neat ergonomic design so that everything you need falls readily to hand.

This is already a spacious house, but the tandem double garage offers a further opportunity to make more living space if needed. It is already integral to the house with an internal door accessing it from the entrance hall, so it would be a fairly simple exercise to reconfigure all or some of the garage if needed, maybe as a ground floor bedroom and bathroom, home gym, office, TV room, games room - the list goes on - subject to the necessary consents.

Downstairs on the lower ground floor are the four bedrooms and the family bathroom, which has a bath with a shower attachment and screen fitted above it. Three of the bedrooms are more than doubles in size, with the principal bedroom enjoying fitted wardrobes and a luxury en suite shower room. Two further rooms and a useful utility/laundry room complete the lower ground floor, being a large family room with a window to the front, and a side facing play room that has a separate door outside giving direct access into the rear garden. There is an additional external door from a rear lobby at the foot of the stairs that leads straight out into the rear garden.

The annexe is a lovely light, bright suite of rooms attached to the side of the lower ground floor. Direct access is via a set of external steps from the front driveway that leads into an entrance hall with a neat shower room to one side before opening into the kitchen/breakfast room. Smart tiled splash backs fill the gap between a good selection of wall and floor mounted cabinets, with designated spaces planned in for free standing appliances, and plenty of open floor space remaining for a dining table or a substantial breakfast bar.

The bedroom/sitting room next door is a lovely room, filled with light from the three windows arranged in an attractive bay, along with the fully glazed double doors that open into the rear garden. This is a large room that would fit a separate bed and lounge furniture or a generous sofa bed with ease. Both rooms boast generous sky lights at their centre, ensuring they stay bright and airy throughout the day.

Exterior:

Plenty of off street parking is provided by the block paved driveway leading up to the front of the house and the garage. The rear garden, along with the entrance to the annexe, is reached down a set of steps to the side of the house with a lovely lawn and deep flower borders beside it. To the rear is a nice garden with a central lawn separating a number of seating areas of gravel and decking which stretch fully across the rear of the house, offering a wonderfully quiet, tranquil place for spending time together as a family or entertaining guests, with the beautiful woodland as a perfect backdrop beyond the far boundary of the garden.

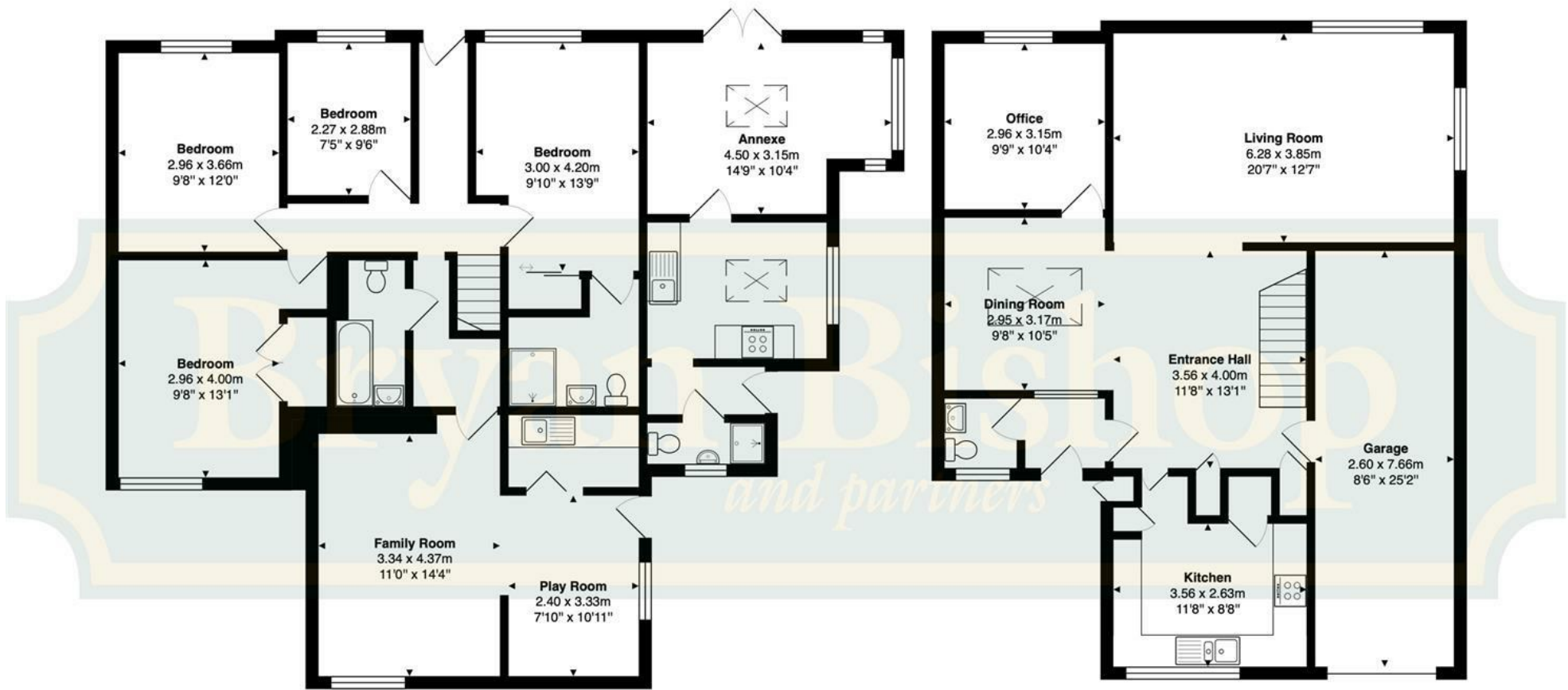
Location:

This wonderful family 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. The property benefits from having a bus stop outside with routes to Stevenage, Welwyn Garden City and St. Albans. 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.









Lower Ground Floor
Area: 124.1 m² ... 1335 ft²

Ground Floor
Area: 97.6 m² ... 1050 ft²

Total Area: 221.7 m² ... 2386 ft²

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		
	70	81









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