



Bryan Bishop
and partners

Turpins Ride
Welwyn, AL6 0QS

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Summary

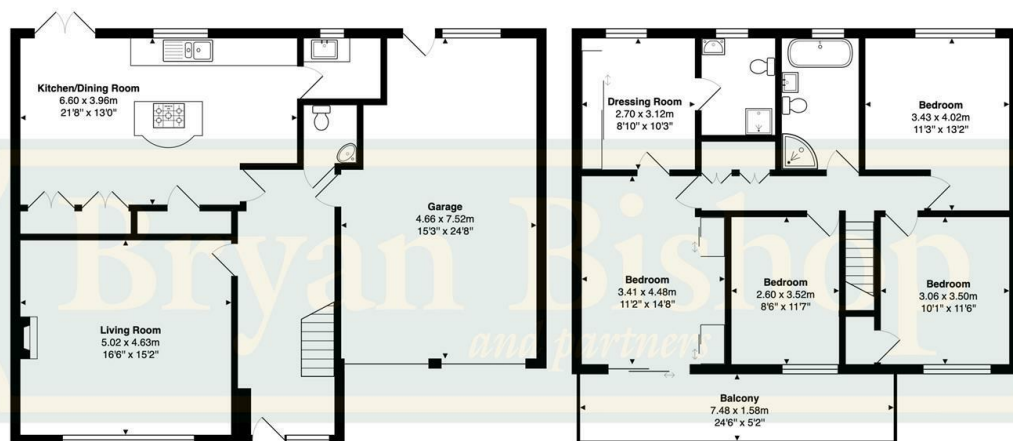
Summary:

Bryan Bishop and Partners are delighted to bring to the market this spacious four bedroom, two bathroom family home in the highly sought after Oaklands area of Welwyn. Overlooking open countryside to the front, yet within easy reach of the vibrant village of Welwyn, as well as great rail and road links north and south, this house represents a fabulous opportunity to enjoy Hertfordshire rural living at its finest within commutable distance of central London. Four double bedrooms equip this modern detached house with the ability to cope with a large family, whilst the wonderful main bedroom suite has a separate dressing room, en suite shower room and access out onto a superb balcony overlooking the far reaching views to the front. On the ground floor, the intelligently configured layout makes the best use of the abundant space available, including a valuable ground floor cloakroom, and the enormous integral double garage and workshop offers real potential to expand the ground floor living space if so desired, subject to the usual consents.

Accommodation:

This is an attractive modern house, benefiting from large picture windows that offer a really welcoming frontage, and the pretty front door, with porthole inset glazed panels and full height opaque windows around it, welcomes you into a correspondingly light, bright modern interior, presented in fabulous decorative condition throughout. The substantial entrance hall runs back through the house, alongside and then behind a beautifully crafted staircase, elegantly constructed with banisters of light oak and polished stainless steel rising up through the centre of the house. Doors from the entrance hall open into the front facing living room and the kitchen/dining room at the rear, as well as a perfectly placed guest cloakroom and a really useful internal door through to the rear of the capacious double garage/workshop.





Ground Floor
Area: 107.4 m² ... 1156 ft²

First Floor
Area: 79.1 m² ... 851 ft²

Total Area: 186.5 m² ... 2007 ft² (excluding balcony)



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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