



Bryan Bishop
and partners

Marsden Road
Welwyn Garden City, AL8 6XZ

Guide price £595,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom end-of-terrace family home located in the popular west side of Welwyn Garden City. The spacious ground floor benefits from an ideally placed guest cloakroom and a free flowing semi-open plan arrangement that really maximises the already generous space available, and the large kitchen/dining room connects seamlessly out into the lovely rear garden through glazed double doors. This house is in immaculate condition inside and out, clearly benefiting from owners who have lavished great care and attention on both the decoration and maintenance and is ready for you to just move in and enjoy. The primary impressions of this super home are light and space, with every room bathed in abundant natural daylight thanks to the large picture windows throughout the property.

Accommodation:

The attractive front door, with inset patterned glass panels and matching side windows, welcomes you into a light, bright entrance hall of a good size. Here there is a large built-in cupboard with coat/shoe storage, as well as, an additional downstairs storage cupboard. From the hallway doors lead into the living room, kitchen/dining room and the conveniently positioned guest cloakroom.

The front facing living room is a well balanced rectangular shape offering plenty of scope for you to configure and furnish it in the way that suits you best, and is comfortably large enough for multiple sofas and chairs. The large window looking out over the front garden keeps it well lit, and the open archway through into the kitchen/dining room is a practical as well as attractive feature, enabling easy movement around the whole of the ground floor, as well as an uninterrupted flow of natural light between the rooms.

The kitchen/dining room takes up the whole of the rear of the house and is a wonderful open space, basking in the light pouring in through the French doors and additional window overlooking the south-west facing garden. Again this room supports the easy flow around the house with the archway from the living room and a separate door out into the entrance hall, making this a wonderful home for a busy family. One end of the room is allocated to the fitted kitchen area, which incorporates a comprehensive array of wall and floor mounted cupboards providing substantial storage space. The kitchen is in immaculate condition, resplendent in gloss white, complete with under-cupboard lighting illuminating the smart white brick-style tiles filling the space between the wall units and the contrasting worktops. All the usual appliances you may need are integrated into the cabinets, along with allocated zones for free standing items such as a washing machine and tumble dryer, still leaving more than ample floor space for larger items such as a double fronted fridge/freezer. The room benefits from newly installed underfloor heating (installed in 2024). The remainder of the room is left open plan for you to furnish and use as best suits your family's needs, and is comfortably large enough for a substantial dining table and other occasional furniture, making it a fabulous place for family meals and dinner parties alongside the glass doors that open onto the rear patio.

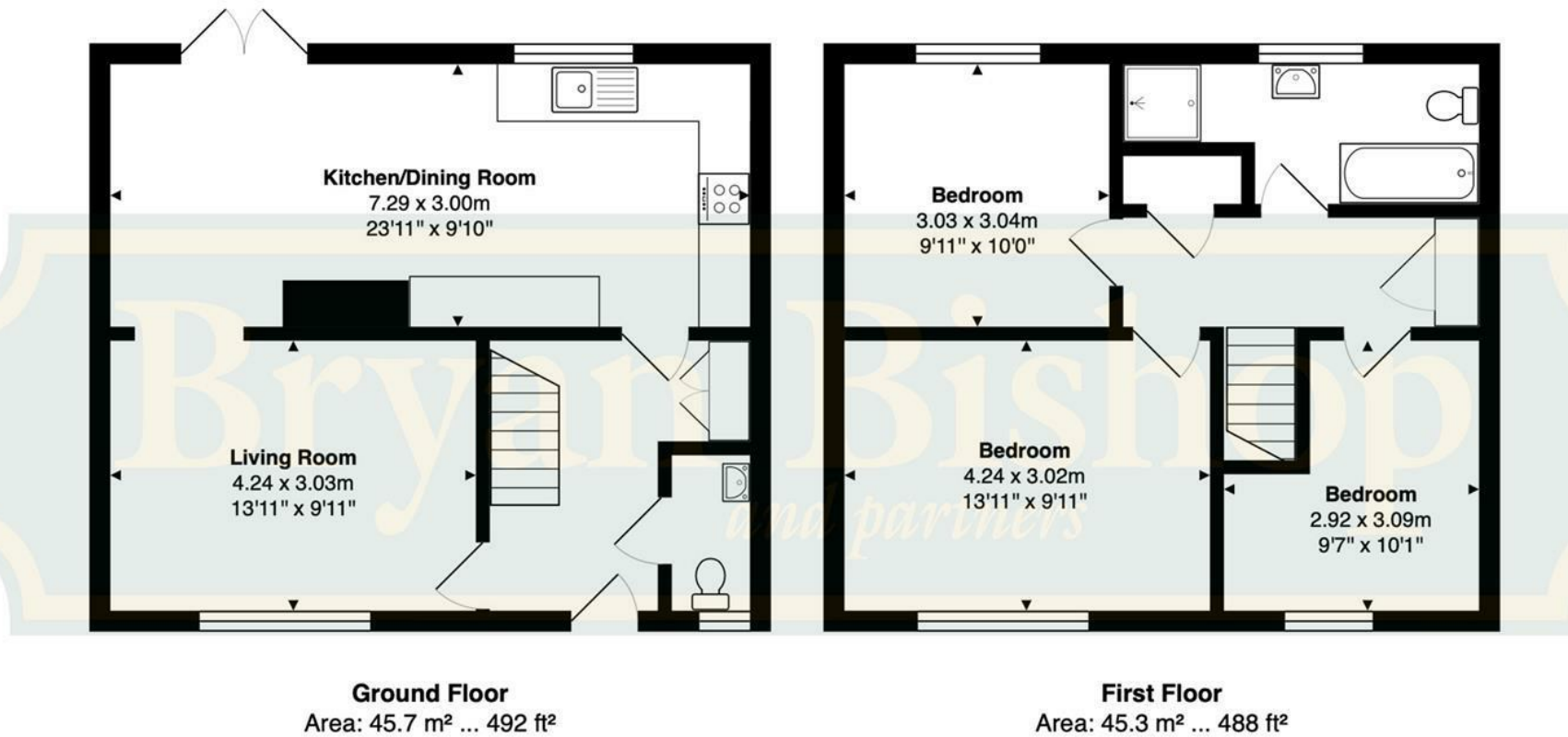












Total Area: 91.0 m² ... 980 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
EU Directive 2002/91/EC		
England & Wales		









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