Bryan Bishop
and partners

Birch Grove

Welwyn, AL6 0QP

Price guide £785,000

Birch Grove

Welwyn, AL6 0QP

Summary:
Bryan Bishop & Partners are delighted to bring to the market this fabulous four bedroom, two bathroom detached family home in the ever popular Oaklands area of Welwyn. The property enjoys a wonderfully secluded plot at the end of a quiet cul-de-sac with a long block paved driveway opening into a huge area for family and guest parking in front of the generous double garage/workshop. Presented in immaculate decorative order inside and out the house exhibits well designed and nicely proportioned living space with plenty of opportunity to extend on both floors if so desired, subject to the usual consents, and benefits from a convenient urban setting yet is surrounded by tranquil unspoiled woodland.

Accommodation:
This is a very attractive house, with an appealing combination of exposed red brick and white rendered surfaces bringing a nice visual link between the entrance lobby and premium quality side extension. The entrance lobby is a well lit and welcoming space, with windows either side and a useful cloaks cupboard, that opens through a multi-panelled glazed door into the kitchen/breakfast room within.

The kitchen/breakfast room, like the living/dining room to the rear, is designed as a multi-functional open plan space, which really imbues the house with a wonderful free flowing quality, as well as making it endlessly flexible as to how you configure and furnish these rooms to best suit your family's needs. Intelligent use of the space has grouped the fitted area of the kitchen into a natural recess, allowing a comprehensive array of wall and floor mounted cupboards to line the perimeter, providing more than ample storage space whilst also housing a full complement of superior quality branded appliances. Both storage and worktop area are further boosted by a superb centrally placed island, that hosts a smart ceramic hob and a neat breakfast bar, whilst also providing an attractive visual delineation of the different spaces. Conveniently placed beyond a door in the corner of the kitchen is a spacious utility/laundry room which also has a useful exterior door opening onto the side patio that links the rear garden to the pedestrian access into the rear of the garage/workshop. The remainder of the room is open, bathed in natural light from two front facing windows and is more than capable of absorbing a casual dining suite if so desired, or some casual social seating.

From the kitchen sliding glazed panel doors lead into the office/study/family room that runs the full depth of the house front to back. This is another substantial and flexible room capable of multi-tasking to meet your needs. Light and bright throughout the day, thanks to a window at the front, glazed double doors to the rear and two large roof lights along its length, the list of possible uses is almost endless and the shear size of the room makes it readily capable of fulfilling more than one role at the same time. Playroom, gym, music room, games room, TV room, craft studio, teenage hang out space or a substantial work from home facility with multiple work stations and the necessary document storage, this room can do them all for you.

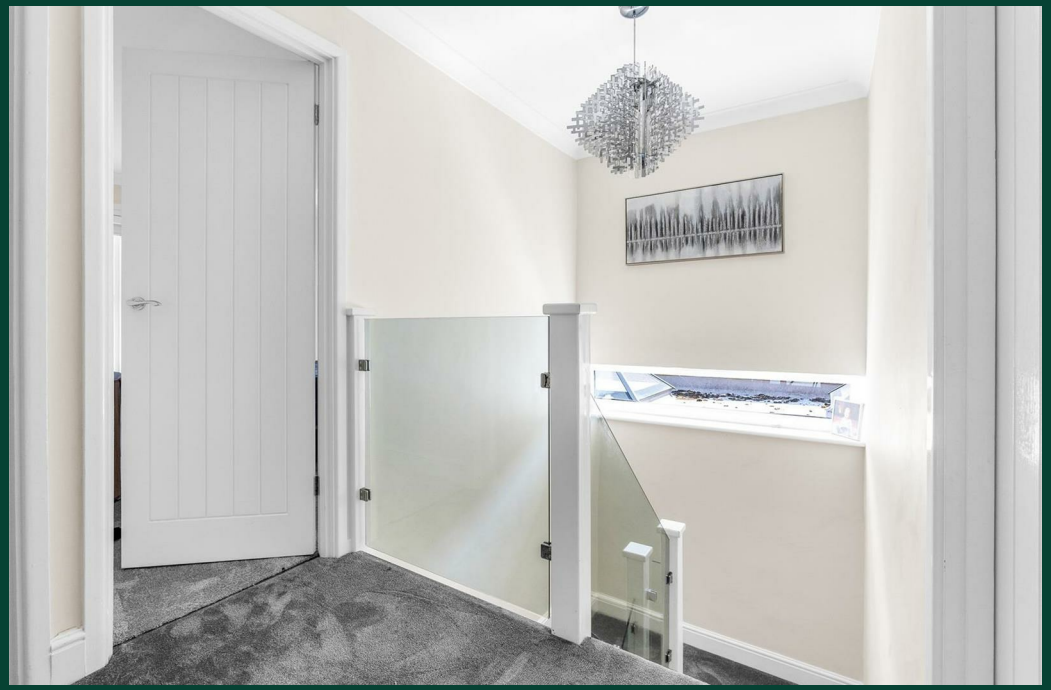
The kitchen/breakfast room has an open connection to the central hallway, which leads past the well placed guest cloakroom and the stylish open tread staircase before opening through glazed panelled double doors into the living/dining room. There is a great flow to this property, with the clever layout and specification granting easy movement between the rooms, as well as allowing the daylight from the numerous windows to permeate unhindered around the whole of the ground floor living areas.

The living/dining room is another capacious room at twenty-four feet long, and bathed in natural light from the two windows and glazed double doors that grace the rear, southwest facing wall. Comfortably large enough for multiple sofas, chairs and other occasional furniture besides, this room will also easily accommodate a large formal dining suite, and with its great connection to the rest of the house and out onto the rear patio is a genuine asset both during day to day life and when entertaining family and friends.

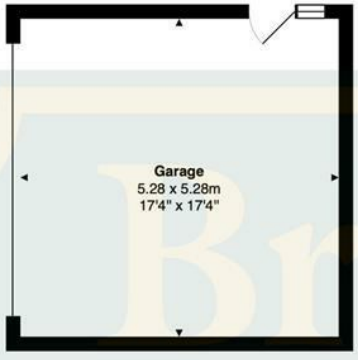
The delightful modern staircase passes a window to the side as it turns and climbs to the first floor, with the open tread format joining with the glass infill panels to really accentuate the abundant daylight flooding in. Upstairs there are four bedrooms, with all of them easily spacious enough to be considered as comfortable doubles, along with a fully tiled family bathroom. All of the bedrooms enjoy two windows, a neat design feature giving them a spacious open feel to match their generous proportions. Two of the bedrooms each benefit from a full wall of fitted wardrobes, with the principal bedroom also boasting a luxury en suite shower room.

Exterior:
The front consists of a capacious block paved area large enough for a good number of cars, filling the space between the house and the large double garage/workshop, which is set at the end of a long private driveway. There is a useful gated access through from the front to the rear garden, which enjoys a substantial paved patio running along the side of the house from the garage and then across the full width of the rear. A neat garden/potting shed sits in the courtyard to the side of the house, with the main patio area to the rear open and ready for casual seating and al fresco dining furniture so that the southwest facing garden can be enjoyed to the full. A low level wall of wooden sleepers separates the patio from the rest of the garden which enjoys a natural mix of mainly lawn with flower beds along each side. The rear boundary is a simple post and rail arrangement leaving the wonderful woodland beyond in full glorious view.

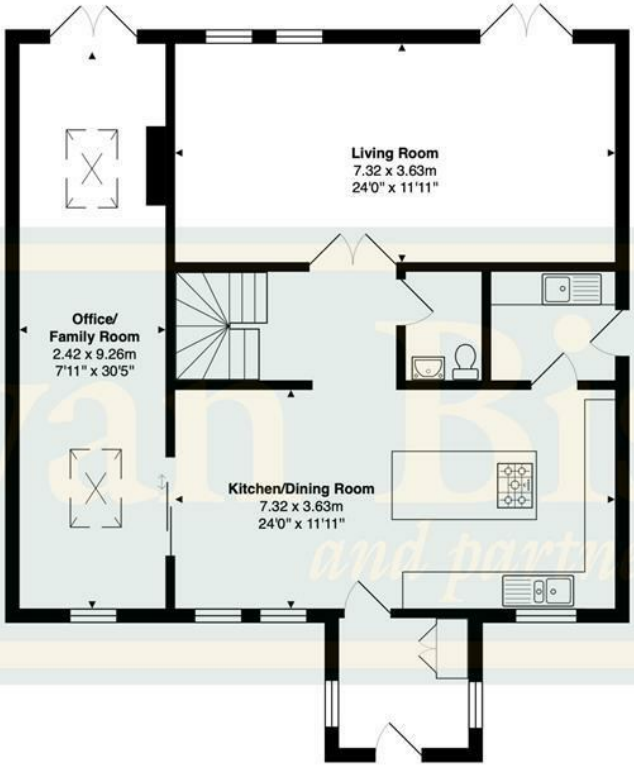
Location:
This wonderful family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. 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.



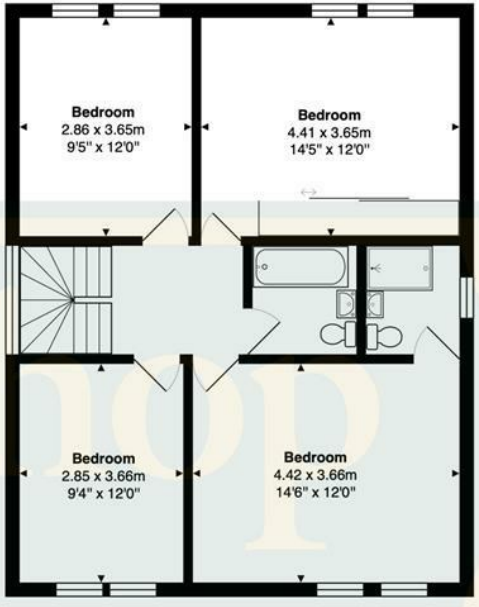
- Ground Floor -	
Entrance Porch	
Kitchen/Dining Room	24'0" x 12'6"
Utility Room	
Cloakroom/WC	
Office/Family Room	7'11" x 30'4"
Living Room	24'0" x 11'10"
- First Floor -	
Landing	
Bedroom One	14'6" x 12'0"
En-suite	
Bedroom Two	14'5" x 11'11"
Bedroom Three	9'4" x 12'0"
Bedroom Four	9'4" x 11'11"
Family Bathroom	
- Outbuilding -	
Garage	17'3" x 17'3"



Outbuilding
Area: 28.0 m² ... 301 ft²

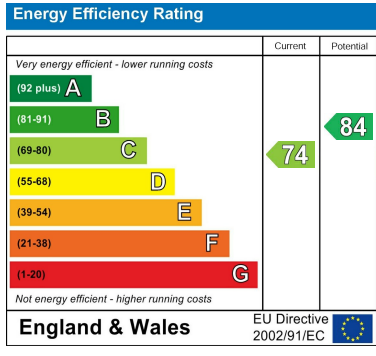


Ground Floor
Area: 98.0 m² ... 1055 ft²



First Floor
Area: 68.7 m² ... 739 ft²

Total Area: 194.6 m² ... 2095 ft²



PALMOLIVE

Bryan Bishop
and partners

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