

Bryan Bishop
and partners

Hawbush Rise

Welwyn, AL6 9PR

Guide price £600,000



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Summary:
Bryan Bishop & Partners are delighted to bring to the market this particularly spacious and well-proportioned four-bedroom family home, pleasantly positioned within a quiet residential cul-de-sac just a short walk from the heart of the ever-popular Welwyn Village. Offering approximately 1,682sq ft of accommodation, excluding the double garage, the property provides generous and versatile living space, ideally suited to modern family life. The ground floor features an impressive 29ft living and dining room, a well-appointed kitchen, separate utility room and cloakroom, whilst upstairs are four good-sized bedrooms served by well-appointed bathroom facilities. Further benefits include a substantial double garage measuring approximately 427sq ft, providing excellent storage or workshop potential. The property's convenient position combines the appeal of village living with excellent transport connections, making this an attractive proposition for families and commuters alike.

Accommodation:
The property offers spacious and versatile accommodation throughout, beginning with a particularly generous and welcoming entrance hall, providing an immediate sense of space and featuring stairs rising to the first floor together with useful built-in storage facilities. The ground floor is centred around an impressive dual-aspect living and dining room, extending to almost 30ft in length and enjoying an abundance of natural light. This superb reception space offers considerable flexibility, with ample room for both comfortable everyday living and more formal entertaining.

The kitchen is well proportioned and fitted with a comprehensive range of matching base and eye-level units, complemented by generous work surfaces. Directly adjoining the kitchen is a further open-plan reception area, currently arranged as a cosy snug, providing a lovely additional space to relax and unwind, whilst also benefiting from useful built-in storage. A separate utility room offers further convenience, providing dedicated space for laundry and household appliances, whilst a particularly spacious ground floor cloakroom/WC completes the downstairs accommodation.

To the first floor, a generous landing provides access to four well-proportioned bedrooms, all offering excellent flexibility for family living, visiting guests or those requiring space for home working. The principal bedroom is an especially impressive double room, benefiting from fitted wardrobes and its own en-suite facilities. The three remaining bedrooms are also comfortably sized and are served by a well-appointed family bathroom, providing practical and well-balanced accommodation for the needs of a modern family home.

Exterior:
The property enjoys an attractive, neatly landscaped frontage, with a generous block-paved driveway providing off-street parking for several vehicles. To the rear, the garden has been thoughtfully designed over two levels to make excellent use of the available space. Immediately adjoining the rear of the house is an extensive paved terrace, offering an ideal setting for outdoor dining and entertaining. Steps lead down to a well-maintained lawn, attractively interspersed with established flower and shrub borders, creating a pleasant and established garden setting.
Positioned towards the far boundary is an exceptionally spacious detached double garage/workshop, with further areas of hardstanding alongside and beyond, offering excellent additional parking and storage potential. Of particular benefit is a separate access road leading around to the rear of the property, providing convenient vehicular access to the garage and associated hardstanding.

The substantial double garage measures approximately 427sq ft and offers excellent versatility, whether utilised for secure vehicle storage, as a workshop, for hobbies or simply as additional storage space.

Location:
This charming property is ideally located in a quiet residential area, just a few minutes' walk from the centre of Welwyn Village. The village boasts a thriving and bustling central area, offering a delightful selection of independent shops, traditional public houses, restaurants and everyday amenities, together with doctors' and dentists' surgeries.

More extensive shopping and leisure facilities can be found in Welwyn Garden City, approximately three miles to the south. For commuters, Welwyn North railway station provides a fast and frequent service into London, with journey times to King's Cross of around 20 minutes. The property is also particularly convenient for road users, with Junction 6 of the A1(M) situated within approximately one mile, providing excellent access to the wider motorway network.



















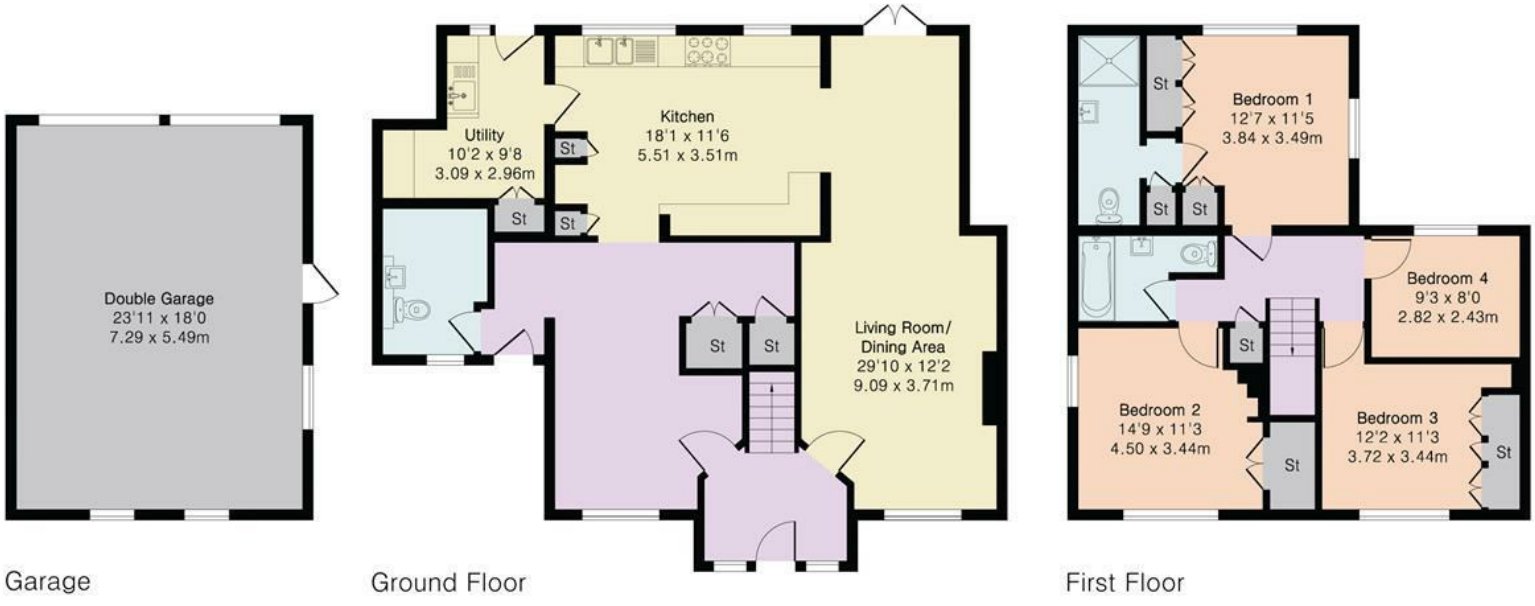






Approximate Gross Internal Area 1682 sq ft - 156 sq m
(Excluding Garage)

Ground Floor Area 1002 sq ft – 93 sq m
First Floor Area 680 sq ft – 63 sq m
Garage Area 427 sq ft – 40 sq m



Garage | Ground Floor | First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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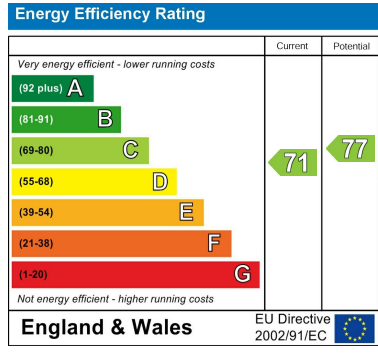















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