



Bryan Bishop
and partners

Raymonds Plain
Welwyn Garden City, AL7 4TE

Guide price £395,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom mid terrace family home in a quiet residential cul-de-sac within the sought after South East side of Welwyn Garden City. This excellent property offers the highly desirable low running costs associated with heating a mid terrace house but with much larger than usual accommodation spread over three floors, including a terrific rear garden complete with a substantial summer house, three double bedrooms and a spacious loft room with its own WC.

Accommodation:

The attractive part-glazed front door, set beneath a protective porch roof, opens into a neat entrance hall that provides an ideal reception area. From here there is an open plan entrance into the large kitchen and, across the hallway beyond the staircase, a door into the generous living/dining room. There is a nice circular flow to the ground floor, with each of the rooms having access from the entrance hall and also connecting directly with each other towards the rear of the house on the other side of the stairwell, making all of the space easily usable in everyday life.

The kitchen is a good size, opening out into a wider area at the rear, and is abundantly lit by the large picture window overlooking the rear garden, as well as the fully glazed door alongside it. An array of wall and floor mounted fitted cupboards line one wall, ensuring plenty of storage space and food preparation worktop area is readily available, whilst still leaving specific spaces within the cabinets along with lots of open floor space suitable for a range of free standing appliances.

The living/dining room is a large room by any measure at over twenty-one feet long, stretching the full depth of the house, and is flooded with natural light throughout the day thanks to the large window at the front and the glazed sliding doors at the rear. This is a great room for spending time together as a family, and is easily able to accept multiple sofas and chairs if so desired as well as a generous dining table, and conveniently connects straight through to the rear of the kitchen and out onto the rear patio.





Up on the first floor are three double bedrooms and the family bathroom which has a bath with a wall mounted shower attachment and curtain rail. One of the front facing bedrooms benefits from a delightful gallery/balcony with a neat fixed ladder access, a lovely play area for the children.

The generous loft space has been converted into a neat living area, complete with two Velux windows set into the roof and an ensuite WC. This room extends to nearly twenty feet in length and represents a superb use of the generous space, offering a real extra bonus for this already adaptable and flexible property.

Exterior:

The pretty front garden is shielded by a mature hedge to the front and overlooks a lovely green space located at the end of this quiet residential cul-de-sac, which also offers plenty of communal parking. There is a really useful covered walkway that offers separate access into the rear garden which is secure and enclosed, so ideal for pets and children.

At the rear a full width paved patio links the kitchen door nicely to the dining room doors and offers ample space for casual seating and outdoor dining furniture. Beyond the patio is a neat flower border and beyond that is a good sized lawn bisected by a pathway that leads down to the fabulous summer house/office at the far boundary. This is a premium quality installation with power and light connected that would excel in any number of roles that you may use it for. Enjoying generous and well balanced proportions, it is an all year round extra room, perfect as a comprehensive home office facility, but just as effective as a home gym, garden room, workshop, arts and crafts space, teenage hang out or a guest bedroom - the list is almost endless!

Location:

This property is perfectly located on the popular South East side of Welwyn Garden City, within a few minutes of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south.

London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).







**Approximate Gross Internal Area 1162 sq ft - 107 sq m
(Excluding Outbuilding)**

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 487 sq ft – 45 sq m

Mezzanine Area 43 sq ft – 4 sq m

Loft Area 209 sq ft – 19 sq m

Outbuilding Area 146 sq ft – 14 sq m



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.



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		
	63	75
England & Wales		
EU Directive 2002/91/EC		



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