



**Bryan Bishop**  
*and partners*

**Newfields**  
**Welwyn Garden City, AL8 6YS**

**Guide price £495,000**







# Newfields

Welwyn Garden City, AL8 6YS

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely end of terrace three bedroom family home on the ever popular west side of Welwyn Garden City. Enjoying a larger than average plot with plenty of off street parking, a detached timber garage and a large south facing rear garden, this property makes fabulous use of the living space available with a generous kitchen/dining room and a large living room bathed in light from the extensive bay window to the front.

## Accommodation:

The main door opens onto a neat inner lobby which leads across the bottom of the staircase into the living room. This is a large room at over sixteen feet in length, and really benefits from the wonderful bay window, both in terms of lighting up the room and by giving it lots of character and floor space. Nice proportions make this a flexible and very usable room, particularly with the kitchen/dining room beyond it comfortably accepting a family dining table, keeping the room free for sofas and lounge chairs.

The kitchen/dining room occupies the rear of the house, and so benefits from a window to the side as well as a set of glazed double doors to the rear, a really valuable bonus of this house being at the end of the terrace. The kitchen has a large area fully fitted with a comprehensive range of wall and floor mounted cupboards, giving ample storage space and plenty of food preparation worktop area, whilst incorporating a full complement of integrated appliances at the same time. A neat ergonomic design enables the fitted kitchen to occupy one end of this generously proportioned room and still leave plenty of open floor space for a family dining table to enjoy the lovely setting between the patio doors and side window, also leaving plenty of room for easy access in and out of the dining area into the garden.







Upstairs there are three bedrooms, with two of them being doubles, and a good sized family bathroom.

Outside, the frontage has an area of hard-standing and a long driveway that would fit multiple cars leading up to the detached timber garage, there is also an electric car charging port already installed. This additional space may also offer a valuable opportunity to extend, subject to the necessary consents. A useful side gate gives direct access into the rear garden which is fully enclosed and secure, so perfect for children and pets. The rear garden is a good size, both length and width, extending as it does across the back of the garage, and enjoys a lovely open aspect all around. A large raised decking area with spotlights sits just outside the kitchen/dining room, perfect for family time together or a summers evening outside, and the garden extends through a patio and on into the lawn, well screened by mature hedges all around the perimeter.

#### Location:

This property is perfectly located on the much favoured west side of the city in a quiet residential area, yet within just a few minutes walk of Welwyn Garden City town centre with its popular 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).









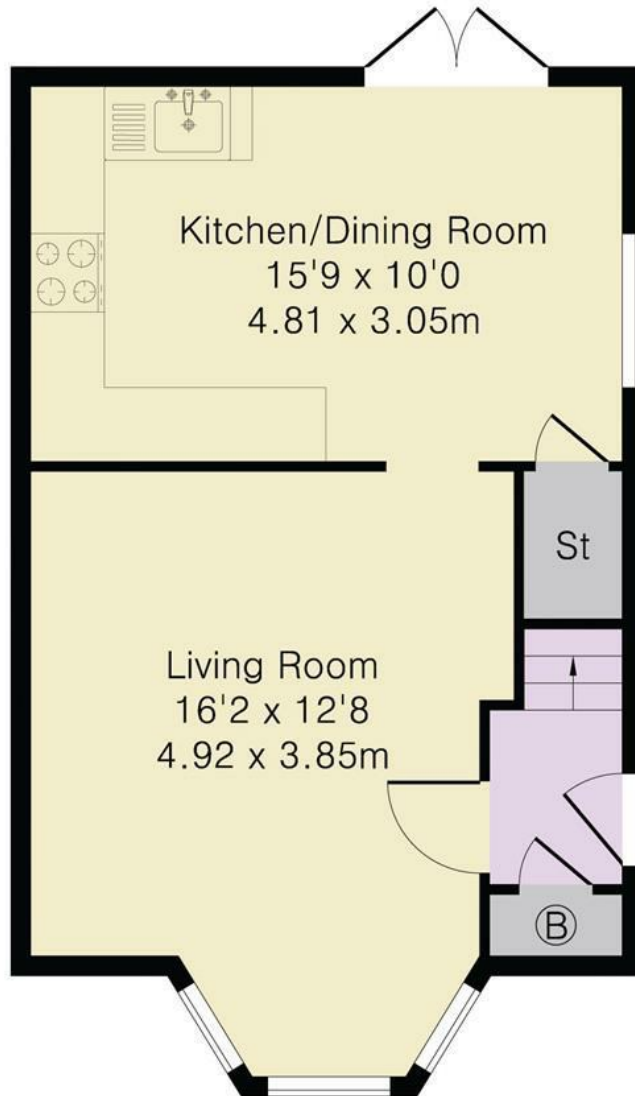




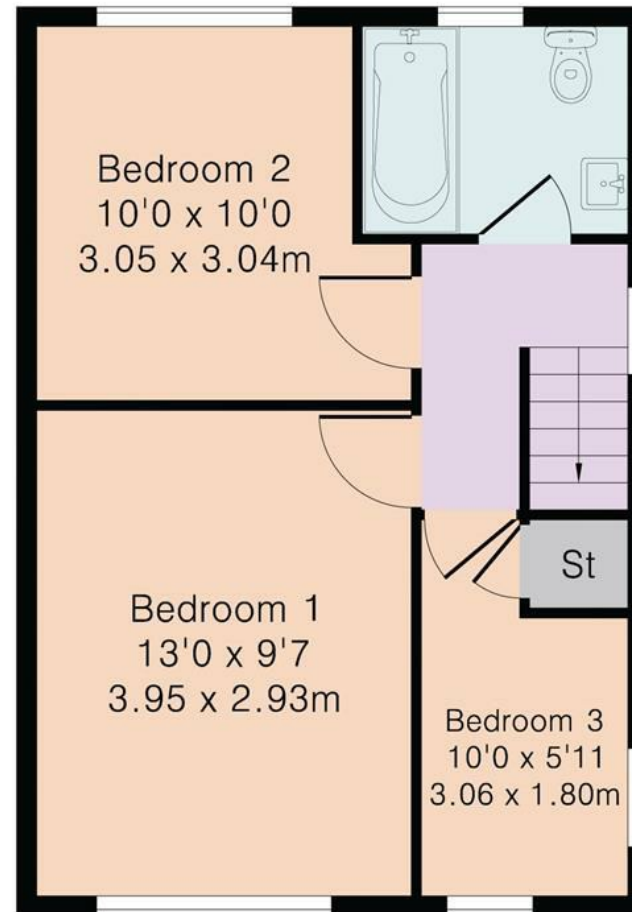
## Approximate Gross Internal Area 752 sq ft - 70 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 366 sq ft – 34 sq m



Ground Floor



First Floor

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>87</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         | <b>70</b> |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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