



Bryan Bishop
and partners

Beehive Green
Welwyn Garden City, AL7 4BG
Guide price £425,000



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Summary:

Bryan Bishop & Partners are delighted to bring to the market this charming two bedroom, two bathroom cleverly extended family home on the popular east side of Welwyn Garden City. The property enjoys a quiet cul-de-sac setting and is within easy reach of the fabulous King George V playing fields as well as the superb amenities on offer in the city centre. Occupying a mid terrace position brings all the benefits of low heating bills, but the smart design of the house enables a separate walkway through from the front garden into a rear lobby that serves the kitchen/dining room, utility room and the rear garden, a valuable extra feature.

Accommodation:

The part glazed front door is set within a decorative surround that also gives welcome shelter to the entrance. Inside is a neat hallway that leads to the staircase and through a door into the front facing living room.

The living room is a good size and a nice square shape, making all of the space really usable. A very large window, almost full height, looks out over the front garden and keeps the room abundantly lit throughout the day. To the rear is a fabulous modern log burner set within an ornate fire surround with a tiled hearth that acts as a lovely focal point for the room as well as giving out characterful winter warmth, along with a pretty arched alcove to one side. The room is easily large enough for multiple sofas and chairs whilst still leaving ample space to move freely around it, past the useful downstairs cupboard and through the open plan entrance into the rear facing kitchen/dining room.

The kitchen/dining room is a lovely family space, flooded with light through the two large windows spread across the rear wall. A rustic tiled floor brings colour and character to the room which has the perimeter of one end fully lined with a range of wall and floor mounted cabinets. There is more than enough storage and food preparation worktop available, with a number of appliances integrated within the units, and open floor space planned in to accept some free standing items such as a dishwasher and a full height fridge/freezer. The remainder of the room is left as free floor area for you to use as best suits your family's needs. It will easily accept a large dining table and chairs, offering a great location just inside the large window that looks out into the rear garden.





The features that elevate this house are contained within the extension that flows from the rear corner of the kitchen. Clever use of the extra space has provided a separate utility/laundry room, fitted with a sink and additional cupboards as well as being plumbed and prepared for a washing machine and tumble dryer. Beyond that is a superb shower room, a valuable addition on busy mornings when everyone needs to be ready at the same time for school and work! Both of these rooms are accessed through a rear lobby that also has doors into the side passageway from the front of the house and directly into the rear garden.

Upstairs there are two very large bedrooms, both comfortable doubles, and a family bathroom complete with shower and screen fitted over the bath. One of the bedrooms benefits from a smart built-in wardrobe, whilst the other has more than ample space for fitted or free standing wardrobes to be added.

Exterior:

The deep front garden has a nice lawn at its centre that is surrounded by a wide variety of plants, bushes and hedging of all different shapes, sizes and colours, giving a lovely look to the front and out from the front windows. The shared central pathway runs back past the house, opening into the rear lobby that itself gives direct access out into the rear garden, a real bonus for a mid-terraced property. The rear garden has a charming sheltered patio alongside the house with a timber arch leading through into the rest of the garden. The garden is a good size with a nice lawn and shaped borders either side filled with shrubs and bushes, along with a garden shed part way along, and is fully enclosed and secure and so perfect for pets and small children.

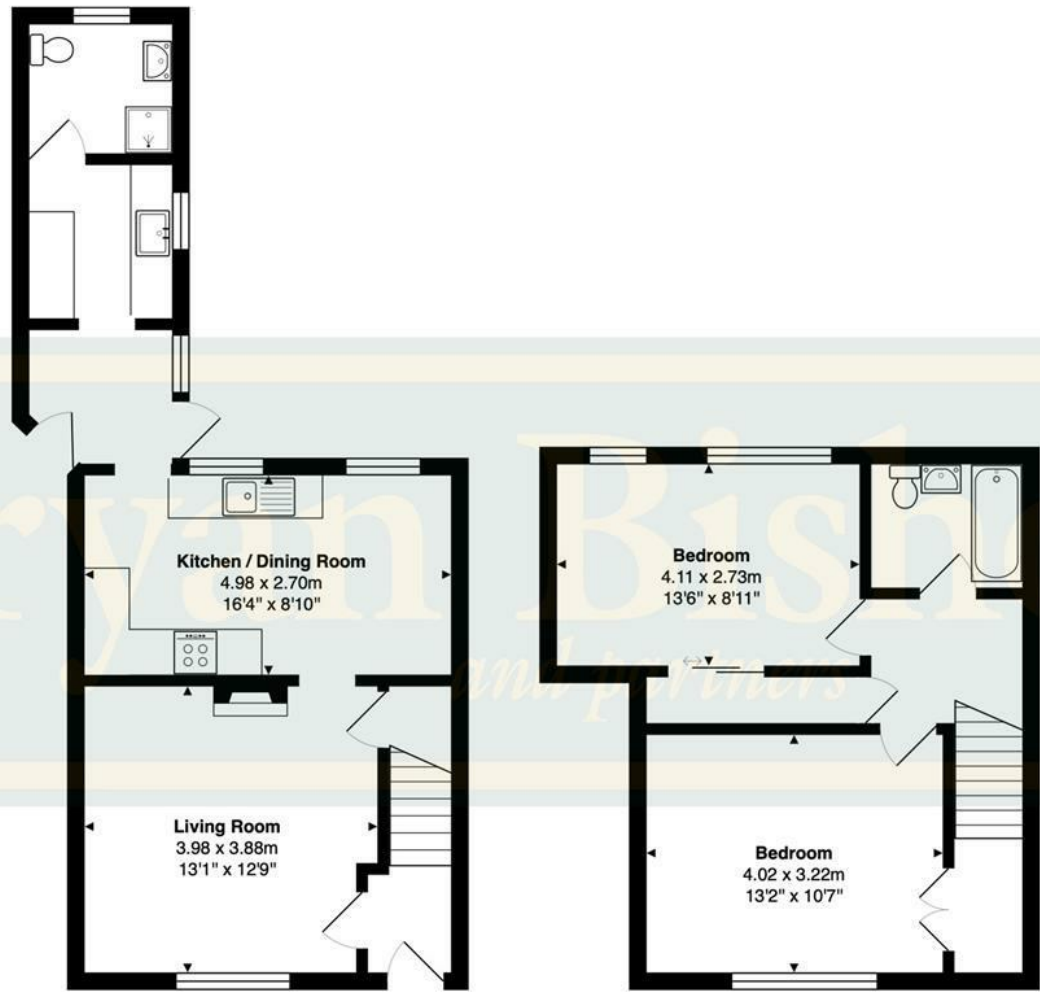
Location:

This property is perfectly located in a lovely, quiet residential cul-de-sac surrounded by other family homes, on the east side of the ever popular Welwyn Garden City, enjoying a peaceful location yet 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).









Ground Floor
Area: 45.1 m² ... 485 ft²

First Floor
Area: 38.5 m² ... 415 ft²

Total Area: 83.6 m² ... 900 ft²

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		
England & Wales	53	75
EU Directive 2002/91/EC		



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