



Bryan Bishop
and partners

Groom Place
Welwyn Garden City, AL7 1GG

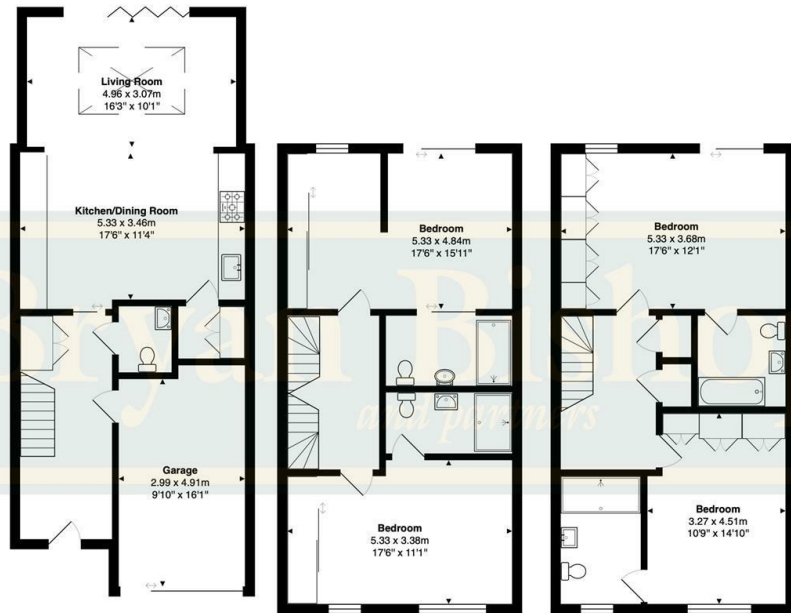
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Summary

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Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning four bedroom, four bathroom townhouse set within a highly desirable exclusive private gated development within easy reach of the vibrant centre of the ever popular Welwyn Garden City. Constructed using the very highest quality materials and craftsmanship throughout, this superb house, arranged over three capacious floors, is presented in immaculate decorative order inside and out and represents the absolute epitome of contemporary living space. The extremely high end specification includes underfloor heating throughout, full air conditioning, an extended living room complete with a stunning roof lantern that connects open plan to the bespoke kitchen and opens through full width infinity doors into the lovely rear garden, four substantial bedrooms all boasting en suite bathrooms, and an integral garage with a super-cool wrap around sliding door.





Ground Floor
Area: 68.0 m² ... 732 ft²

First Floor
Area: 56.8 m² ... 611 ft²

Second Floor
Area: 56.8 m² ... 611 ft²

Total Area: 181.6 m² ... 1955 ft²



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
92 plus A	92
81-91 B	85
69-80 C	
55-60 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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