



**Bryan Bishop**  
*and partners*

**Blakes Way**  
**Welwyn**







# Blakes Way

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous, generously proportioned, four bedroom, three bathroom, detached family home, situated in a quiet residential area within the ever popular village of Welwyn. The property benefits from being only a 10 minute walk to the shops, restaurants and facilities that Welwyn Village has to offer, as well as being on the edge of the nature reserve at Danesbury Park. The property is infused with natural light, is spacious and offers flexible living accommodation, perfect for modern day family living.

### The Property:

The property invites you in through a bright, spacious entrance hallway, with plenty of natural light from full height windows. Here, there is conveniently placed a ground floor cloakroom, storage cupboard and door to the living room. This room is a wonderfully light and airy family space, with feature fireplace and two sets of double patio doors. One set leads to the garden and the second the conservatory. The living room connects seamlessly with a more formal dining area, which boasts a double storage cupboard and full glazing to its entire garden-facing side. There is a door to the conservatory which enables the area to be opened-up for easy entertaining.

The dual-aspect modern kitchen has a range of wall and base units and benefits from a full range cooker. There is a door to the garden, also glazed, so natural light is abundant here. The large, spacious office at the rear of the house, is perfect for those wishing to work from home, but could alternatively be used as a home gym, tv room, playroom or hobby space. An inner hallway from the living room leads to the integral garage/utility space and a ground floor bedroom with adjacent shower room. As with the office area, this space provides multiple options to flex the house to suit your lifestyle, such as a second work from home space, living space for a relative, or other requirements.











Leading up to the first floor of the property, there is an attractive staircase from the main entrance hallway. On this level, there are three further bedrooms. The master bedroom boasts a large contemporary bathroom ensuite, fitted wardrobes and patio doors leading to an attractive balcony. The other two bedrooms are large and spacious, bedroom two enjoys double aspect windows. These two first floor bedrooms share a very large, spacious family bathroom.

Outside, the property benefits from a large, attractive garden both front and rear, with feature summer house and patio area. There is a double garage and driveway with ample parking. The rear garden is south and east-facing, the front, south and west, ensuring the property gets the light throughout the day.

#### The Area:

Situated in the highly sought-after location of Welwyn Village. Blake's Way itself, leads directly into Danesbury Nature Reserve and the stunning Danesbury Fernery. This location is within close proximity of Welwyn Garden City which offers a wide range of amenities and shops, including John Lewis and Waitrose. Also within a 5 minute drive is the mainline railway station, Welwyn North, with its fast and frequent services into London King's Cross. Providing good transport links via road is the A1(M) which is within easy access. Renowned primary schooling is also within walking distance with secondary schooling just a short distance away.









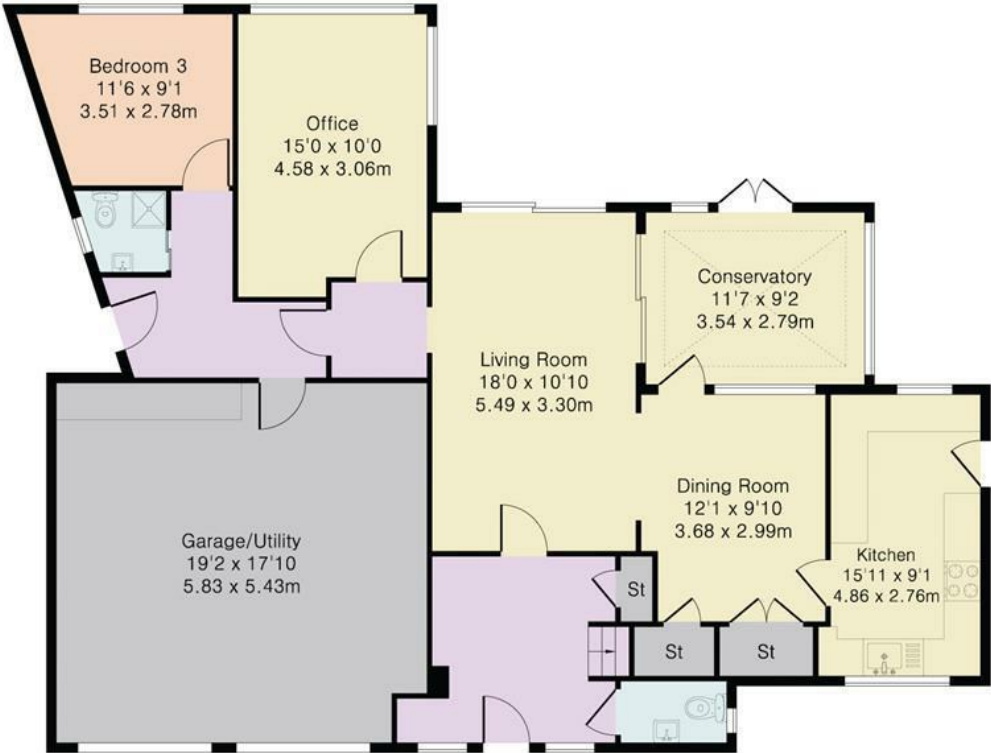




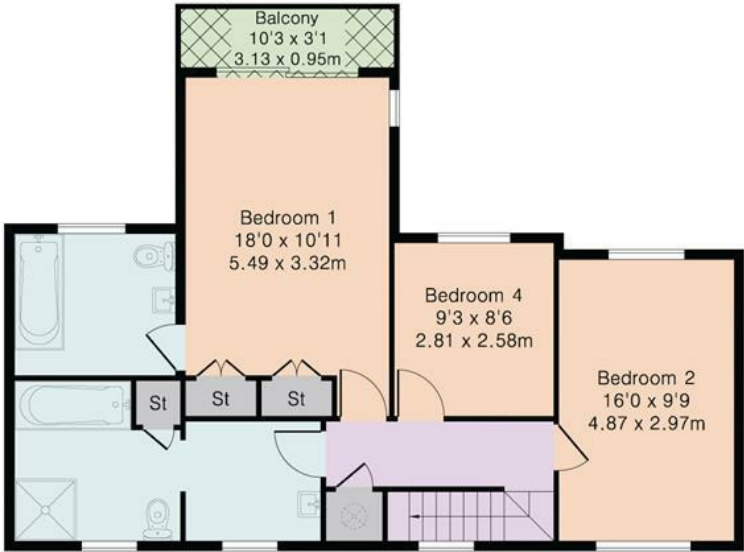
Approximate Gross Internal Area 2160 sq ft - 201 sq m

Ground Floor Area 1463 sq ft – 136 sq m

First Floor Area 697 sq ft – 65 sq m



Ground Floor



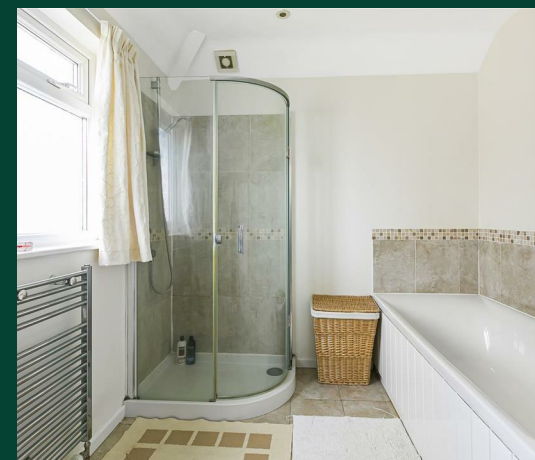
First Floor

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

















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