



Bryan Bishop
and partners

Parkside
Welwyn, AL6 9DQ



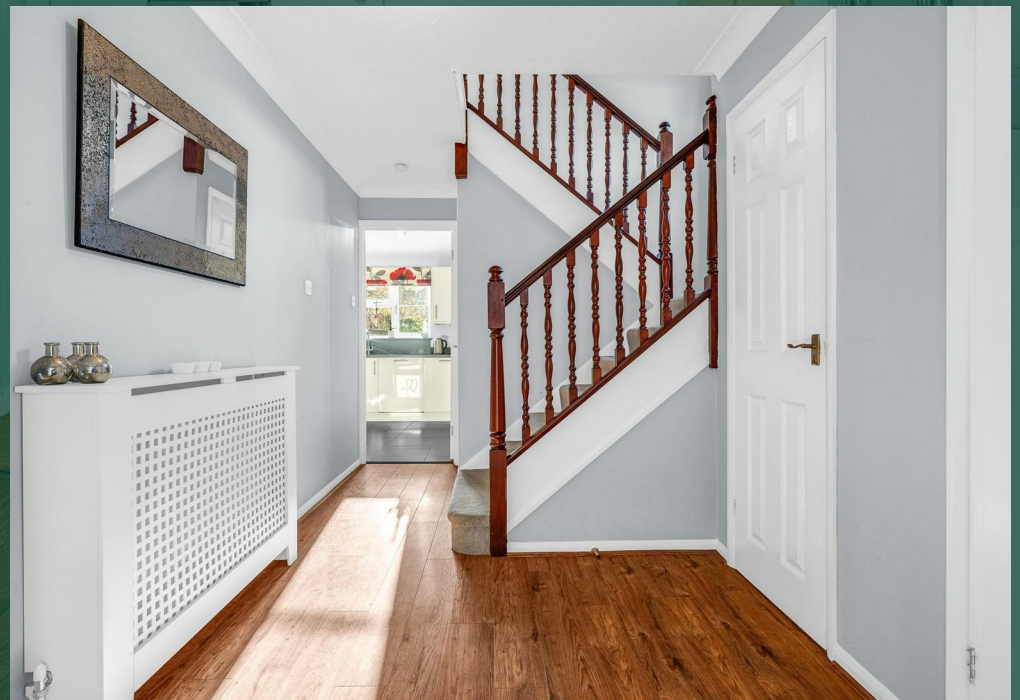
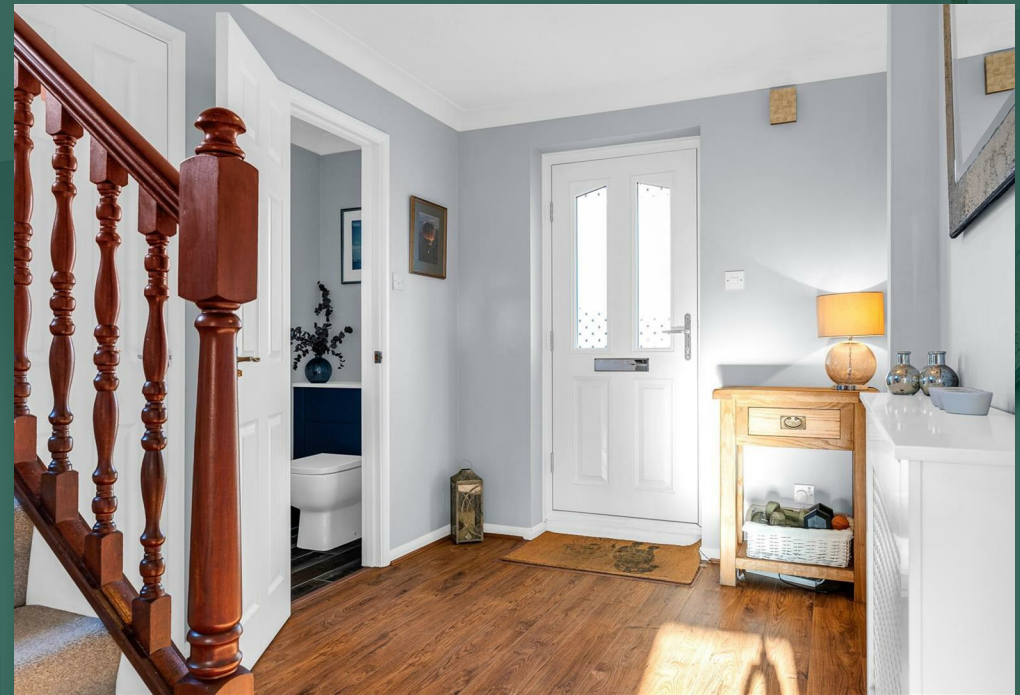
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Bryan Bishop & Partners are delighted to present to the market this well-appointed four-bedroom family home, ideally situated within a short walk of Welwyn Village and offering excellent transport links to London and the North.

The ground floor provides generous and versatile accommodation, beginning with a spacious entrance hall. The 15'6" living room features a charming fireplace and enjoys a bright, welcoming atmosphere. A separate dining room offers an ideal space for formal entertaining, while the cloakroom/W.C. is finished to a high standard. The open-plan kitchen/breakfast room is fitted with a comprehensive range of base and eye-level units, granite worktops, a breakfast bar, and integrated appliances, all overlooking the private rear garden. A well-equipped utility room adjoins the kitchen for added convenience.

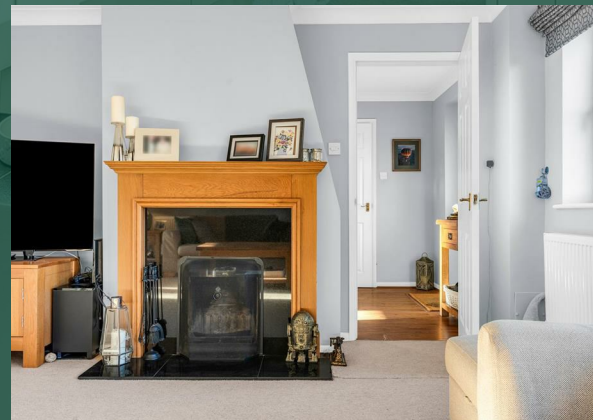
Upstairs, the property offers three well-proportioned double bedrooms, with the fourth being a small double. The principle bedroom benefits from built-in wardrobes and its own ensuite bathroom. The remaining bedrooms are served by a contemporary family bathroom located off the landing.





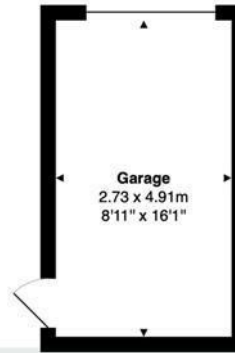
Externally, the home features a resin driveway with ample parking for multiple vehicles and a detached single garage positioned to the rear. Set at the end of an attractive cul-de-sac, the property enjoys a predominantly lawned rear garden with an appealing patio area, ideal for outdoor entertaining. Mature shrubs, climbers, and well-tended flower beds complement the space, while a rear pedestrian gate provides direct access to Mill Lane, a level and convenient stroll into Welwyn Village.

Welwyn Village offers an excellent selection of boutique shops, three restaurants, six pub/restaurants, a Tesco Express, and a doctor's surgery. Transport connections are superb, with the A1(M) junction 6 just half a mile away and Welwyn North Station approximately 1.5 miles distant, providing fast services to London King's Cross in around 25 minutes.

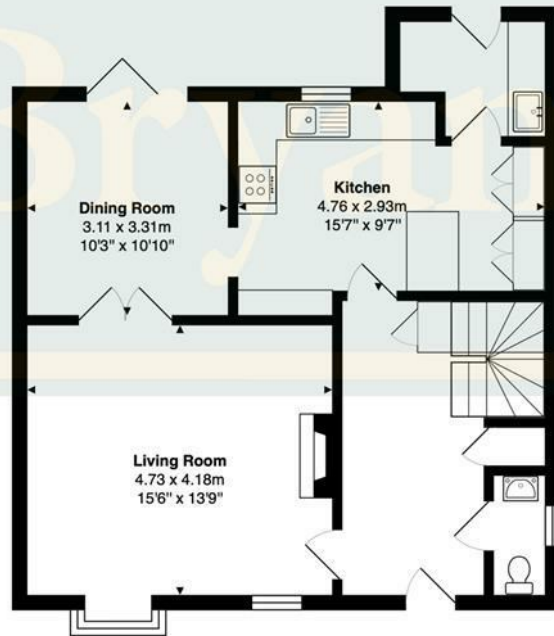




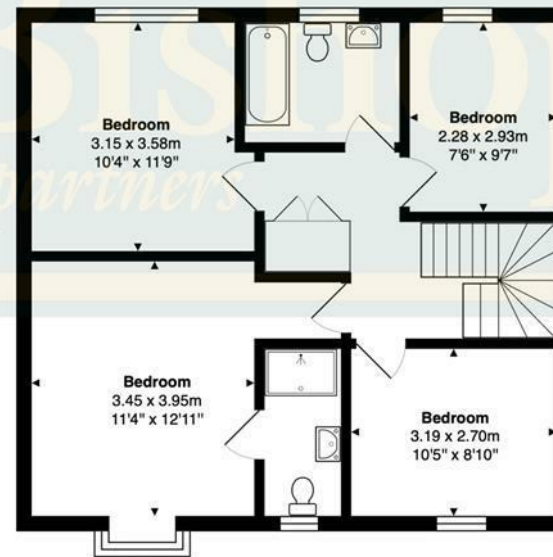




Outbuilding
Area: 13.4 m² ... 144 ft²



Ground Floor
Area: 64.6 m² ... 695 ft²



First Floor
Area: 62.7 m² ... 675 ft²

Total Area: 140.7 m² ... 1514 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		67	70
England & Wales		EU Directive 2002/91/EC	



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