



Bryan Bishop
and partners

Welwyn Hall Gardens
Welwyn, AL6 9LF



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Summary:

Bryan Bishop & Partners are delighted to bring to the market this extremely attractive three bedroom, two bathroom family home in a tranquil residential location, just yards from the centre of Welwyn village. Presented in fantastic condition inside and out, this end-terrace residence is a versatile property set within a small select development enjoys plenty of living space, which includes a ground floor guest cloakroom, a lovely en-suite shower room to the principle bedroom, garage with power, two parking spaces and a generous rear garden.

Accommodation:

Step inside to find a thoughtfully laid-out interior, ideal for modern living. The spacious rear aspect lounge/diner provides a welcoming space to relax or entertain, with the seamless connection out into the garden really boosting its usability. The room is comfortably large enough for multiple sofas and chairs, as well as other occasional furniture if you wish, and gives you almost limitless options as to how to configure and furnish the space to best suit your family's needs. The ground floor also features a dedicated study/utility nook that is perfect for those working from home. The contemporary kitchen/breakfast room offers a range of base/eye level units, quartz worktops and various integrated appliances.

Upstairs, you'll find a generous landing leading onto three generously sized double bedrooms, two with the added benefit of built-in wardrobes. The bedrooms are served by a sleek, modern family bathroom and the principle bedroom boasts its own en-suite shower room.

Exterior:

The house is part of a small, quality development of family homes with a large block paved area for parking, enjoying its own garage and a neat patio area to the front. To the rear an initial patio runs the full width of the house, linking via a terraced lawn area and bordered by various mature trees and shrubs. The garden is fully enclosed and secure, so is ideal for pets and children, and offers a great combination of space to play as well as space to relax and dine outside.

Location:

This fabulous property enjoys an idyllic location within Welwyn Village, just a few yards from the high street, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.





- Ground Floor -

Hallway

Kitchen 12'10" x 11'6"

Living Room 16'4" x 10'7"

Dining Room 10'8" x 7'10"

Cloakroom/WC

Study/Utility 6'9" 7'10"

- First Floor -

Landing

Bedroom One 12'1" x 12'3"

En-suite

Bedroom Two 13'0" x 8'11"

Bedroom Three 13'7" x 7'10"

Family Bathroom

- Exterior -

Driveway

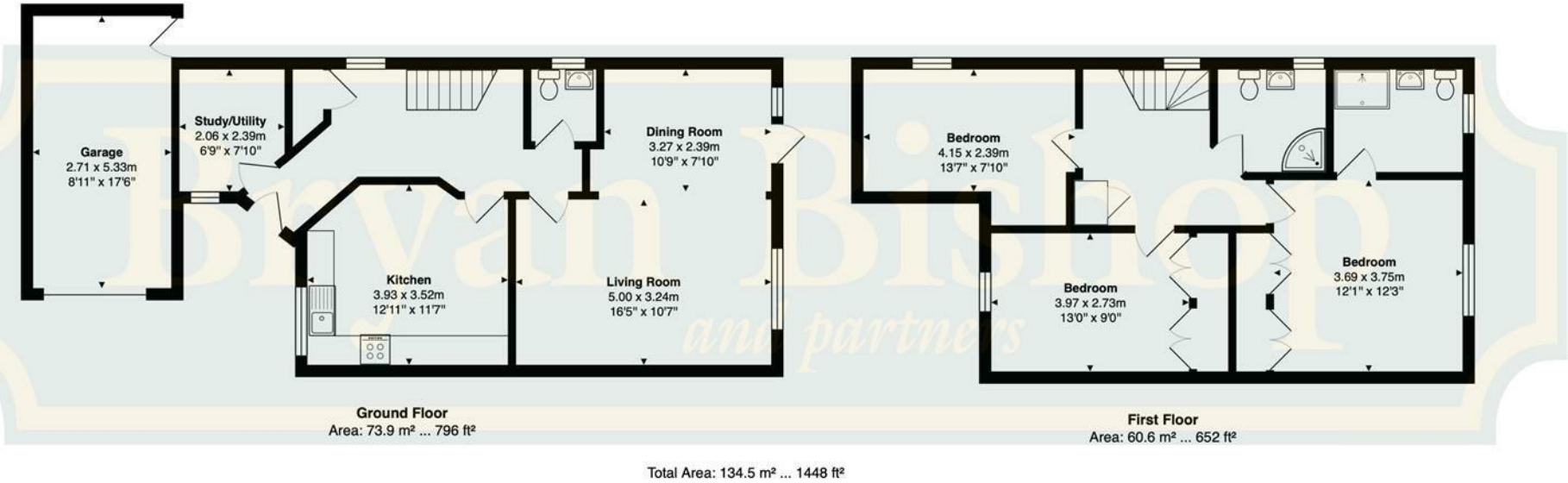
Garage 8'10" x 17'5"

Rear Garden









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	86
(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		EU Directive 2002/91/EC 



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