



**Bryan Bishop**  
*and partners*

**Mardley Avenue**  
**Welwyn**







# Mardley Avenue

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this charming chain-free three/four bedroom, four bathroom detached family home in the ever popular Oaklands area of Welwyn. Set along a quiet residential road, this property is presented in immaculate decorative order inside and out and offers generous and wonderfully flexible accommodation with a ground floor shower room and an opportunity to configure the rooms to provide one or even two bedrooms downstairs if needed. Two sets of bi-fold doors offer seamless access from the large kitchen and open plan living/dining rooms out into the lovely rear garden, with the pretty frontage offering plenty of off street parking and an integral garage, which could easily be internally connected to the main house to further expand the already generous ground floor living space if so desired, subject to the necessary permissions. This is an incredibly adaptable property that would cope very easily with a wide variety of multi generational family configurations.

### Accommodation:

This is a pretty house from all aspects, and this starts at the stylish front door, with its wonderful art deco decorative glass inserts curving from top to bottom, presented beneath an attractive tiled roof porch supported by fine timber posts rising from exposed brick bases. The house is finished in crisp white render, but the architect has made clever use of a number of features in exposed red brick to offer visual variety and contrast to the outside, and it works extremely well.

Once inside you are greeted by a nicely shaped, light, bright entrance hall, with a modern light oak staircase, with stylish glass infill panels, elegantly curving up to the first floor which is galleried over the double height hallway beneath. Two Velux windows flood the entrance hall and the upper hallway with natural light, making this a warm and welcoming place to greet your guests. From the entrance hall light oak doors matching the staircase lead into the front facing office/bedroom, the kitchen which is open plan connected to the living/dining room, and the ground floor shower room which is ideally placed to also act as a guest cloakroom.

There are two rooms on the ground floor, both front facing, that could easily be used as bedrooms, now or if the need arises in the future, really underlining the enormous flexibility of this well planned house. The first of these is the office/study directly accessed from the entrance hall. This well proportioned room is amply lit by a window to the front and would readily provide sufficient space for a comprehensive work from home facility with multiple work stations and ancillary storage. Of course it would also perform just as admirably in another role should there not be a need for a home office, such as a snug, TV room, gym, games room, play room, craft studio, music room or just a separate teenage hang out space.

The generously sized family room is the other room that could just as easily be a ground floor bedroom. This is a much larger room and enjoys wonderfully abundant natural daylight through the lovely bay window to the front. Obviously doing a great job as a family room, this room is capacious enough to provide space for a bed and casual seating, creating a mini bed-sit arrangement if needed.











The rear of the house is taken up by a wonderful open plan suite of spaces providing a kitchen, living room and dining room, with glorious connectivity out into the rear garden through two sets of substantial bi-fold doors.

The kitchen is simply fabulous, with a comprehensive array of gloss white wall and floor mounted cupboards providing substantial storage as well as housing a full complement of integrated appliances. Further enhancing the storage and worktop space is a super island, which acts as a stylish visual delineation of the space whilst also serving as a terrific breakfast bar. An additional rear window joins the bi-fold doors in flooding the space with daylight, with the uninterrupted flow through and around the room making it the hub and heart of this lovely family home. Adjacent to the kitchen, conveniently located off a lobby area that also leads to an external door opening into the rear garden, is a well specified utility/laundry room allowing you to keep the main kitchen clear and clutter free.

Adjoining the kitchen on the other side, with a splendid free flowing open plan connection through to it, is the living/dining room. This is a large room by any measure at over twenty-three feet long, but despite its size the well proportioned space stays light and bright throughout the day thanks to the rear facing bi-fold doors and a further window to the side aspect. A delightful modern log burner acts as an attractive focal point set into a recess in the outside wall, with the rest of the room providing a generous and flexible blank canvas for you to configure and furnish in the way that best suits your lifestyle. Multiple sofas and chairs will be easily swallowed up and still leave more than ample space for a large family dining suite, with the unfettered access out into the garden being a real boon for both day to day living and when entertaining family and friends.

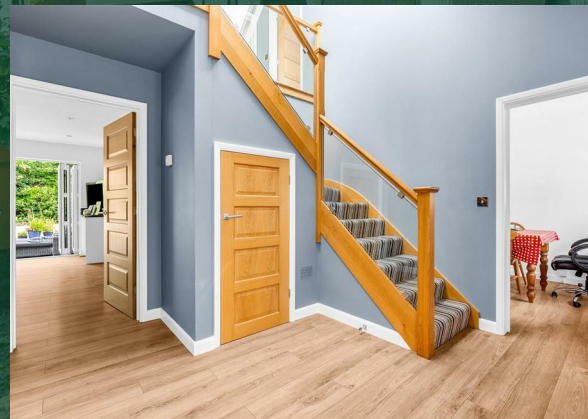
Upstairs there are three double bedrooms and three bathrooms. The principal bedroom has multiple built-in cupboards and a luxury ensuite bathroom with separate bath and shower, and there is a further bedroom with a full wall of fitted wardrobes and a lovely ensuite shower room. The third bedroom has a fully connected ante-room, actually larger than the bedroom itself and fully interchangeable with it in terms of usage. These two rooms make a lovely suite, which would work really well as a bedroom and playroom, lounge or dressing room, so perfect for family members of any age who may benefit from some private space yet remain nicely connected to the rest of the house.

#### Exterior:

The house is set well back from the quiet road on which it sits, allowing plenty of private parking on the block paved driveway as it extends up past the lawn and opens out across the front of the house and the integral garage. If more parking was required it would be a very straightforward process to expand the area of hardstanding to provide it. There is useful gated access along both sides of the house into the rear garden which is fully secure and enclosed and so ideal for children and pets alike. A paved patio runs across the full width of the rear of the house, with a useful storage area outside the rear pedestrian access into the garage, and opens into generous areas perfect for casual seating and dining adjacent to each of the sets of bi-fold doors. A low brick wall separates the patio from the rest of the garden which is surrounded by borders bursting with established shrubs, bushes and hedging which provide a lovely natural backdrop to the generous lawn at the centre.

#### Location:

This wonderful family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.



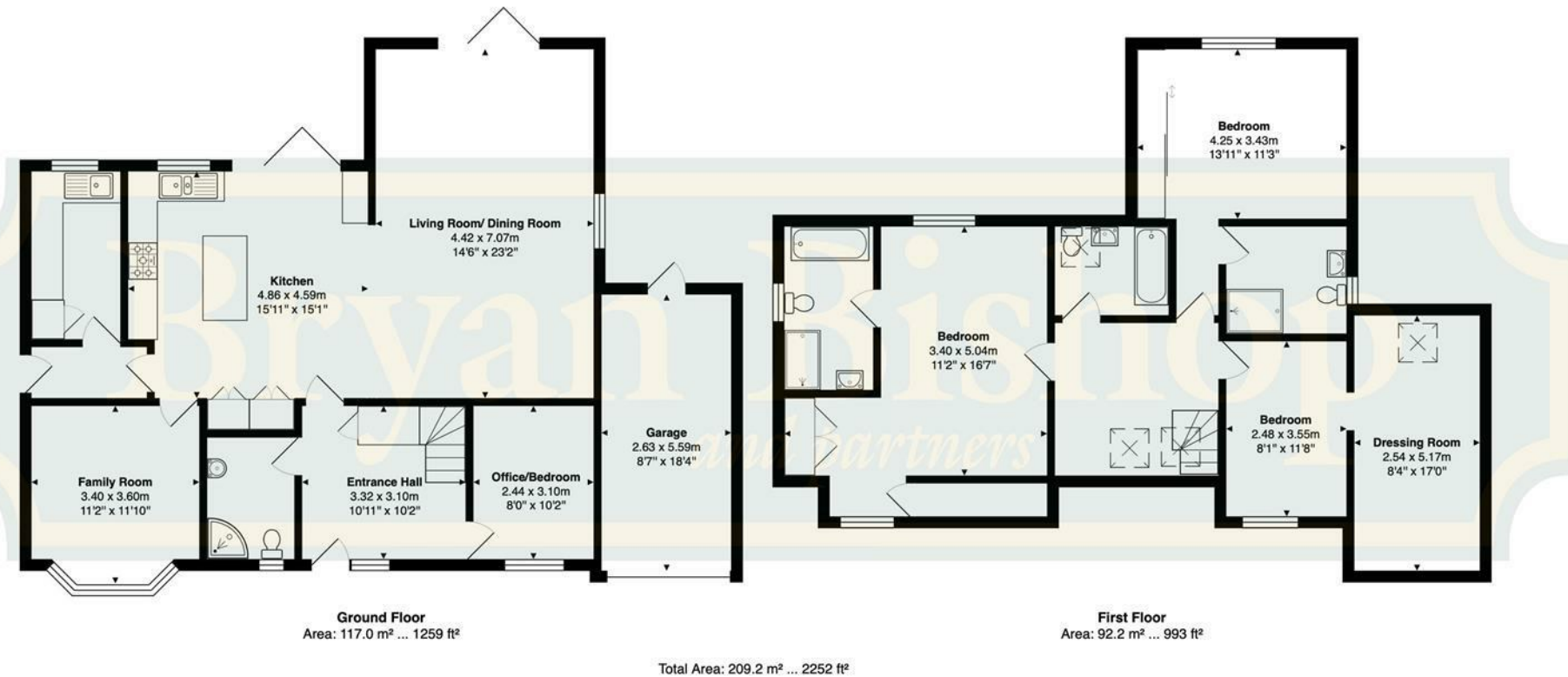












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

















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