



Bryan Bishop
and partners

Becket Gardens
Welwyn, AL6 9JE

Guide price £400,000



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Bryan Bishop & Partners are thrilled to bring to the market this spacious three-bedroom family home positioned in a quiet cul-de-sac in the lovely Welwyn Village.

Interior

The ground floor offers a generous accommodation including a large front to back, dual aspect living room/diner with French Doors leading out onto the garden. A kitchen with a range of base and eye level fitted units and back door leading onto the garden. To the front of the property is a good sized family room/bedroom four with cloakroom and utility off.

The first floor has three generously sized bedrooms that are served by a large four piece family bathroom.

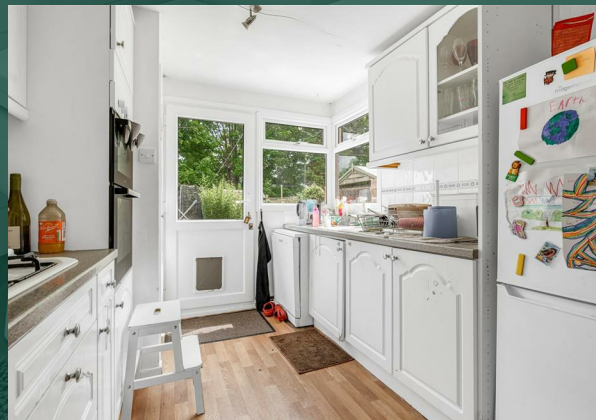
Exterior

The property benefits from a tandem driveway with parking for two cars, and a private mature rear garden that backs onto and overlooks an attractive tree line, with spacious patio, lawn area and raised planters along the borders.

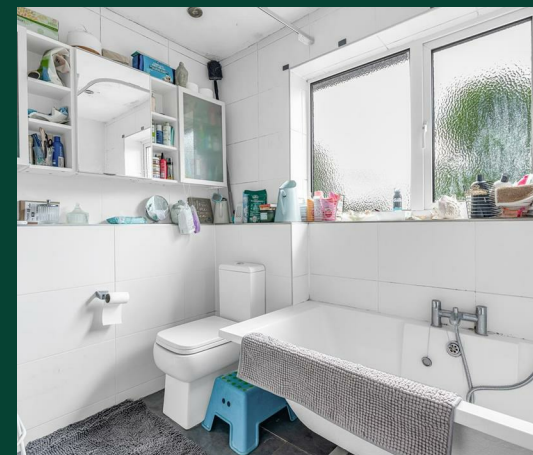
Location:

Situated on the edge of Welwyn village, it is less than a five minutes walk to the High Street, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.



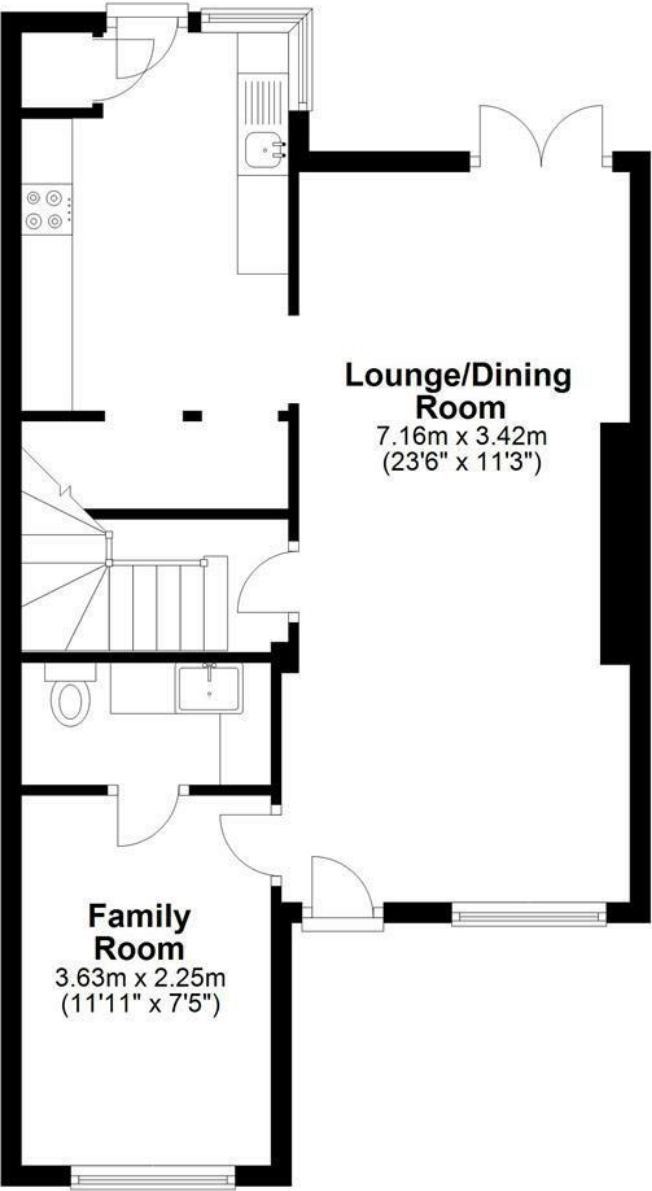






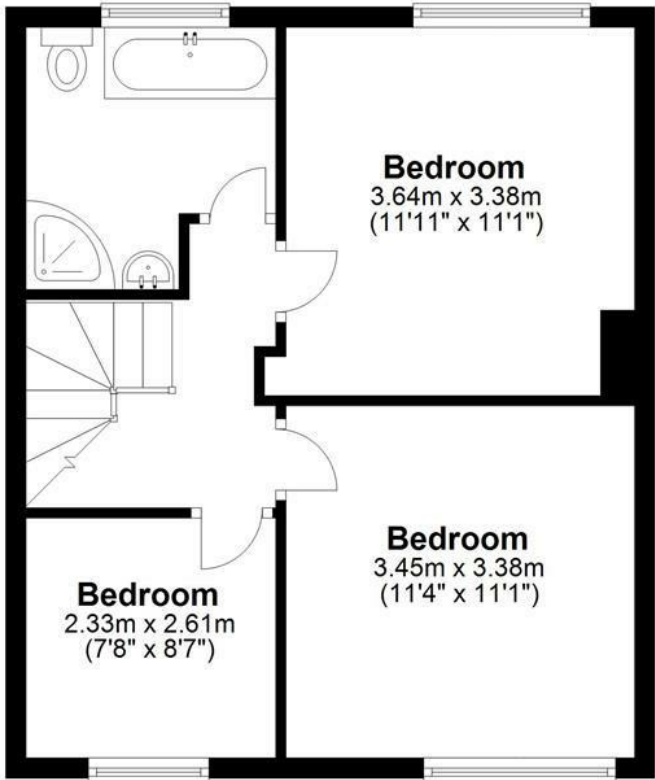
Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



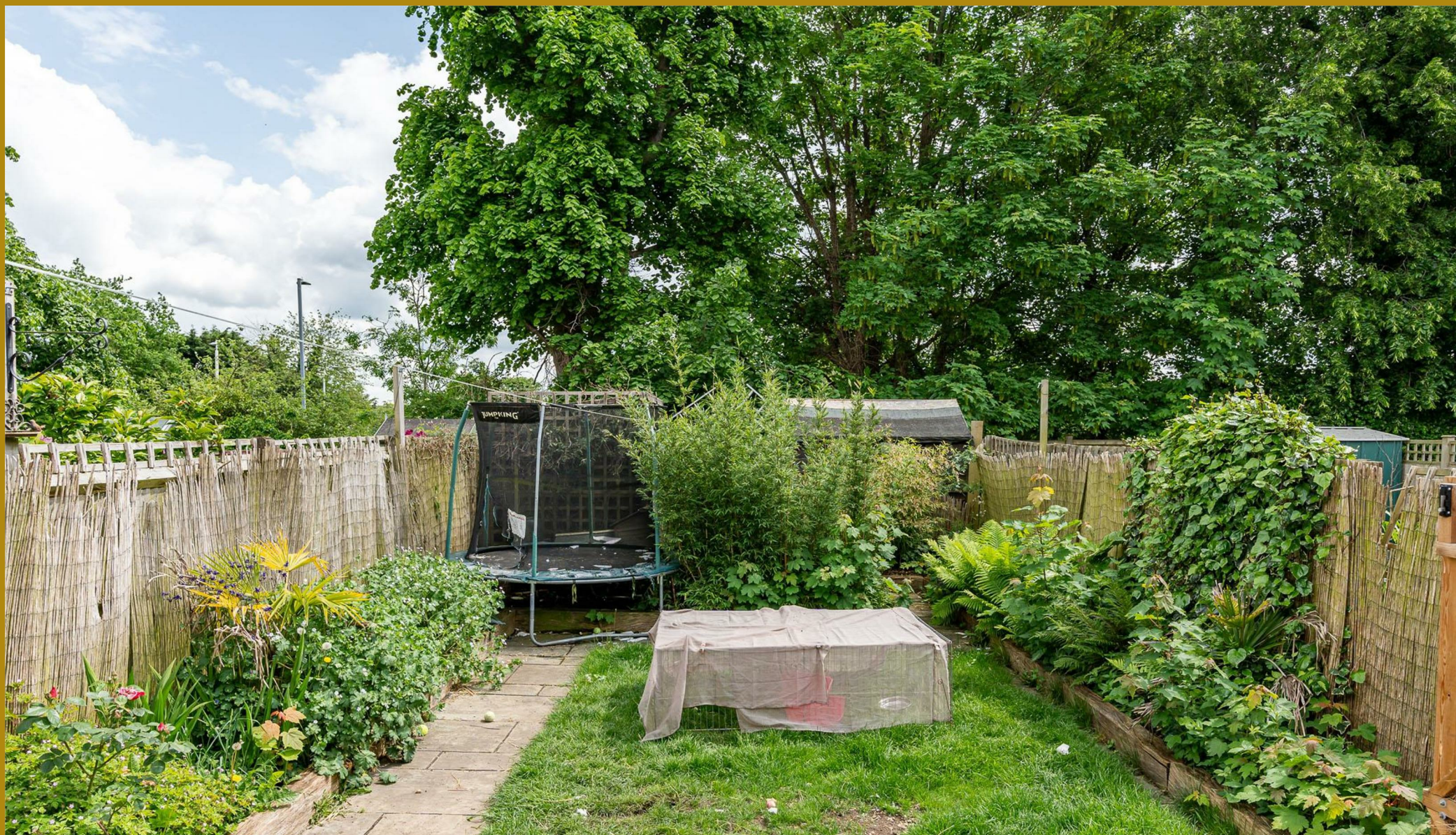
First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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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