



**Bryan Bishop**  
*and partners*

**Marlborough Close**  
**Welwyn, AL6 0UG**

**Guide price £750,000**







# Marlborough Close

Welwyn, AL6 0UG

Set at the end of a quiet cul-de-sac is this contemporary four bedroom home has been thoughtfully modernised and well maintained throughout the current owners occupation. There is a spacious driveway to the front of the property and being at the end of the road the plot benefits from privacy.

Enter via a porch, this leads on to the entrance hallway which serves the ground floor. There is a grand total of four reception rooms, including a study, playroom and spacious lounge. The kitchen has a range of base and eye level units, including fitted and freestanding appliances. It is served by a utility and dining room. Both rooms have a rear aspect window and door leading into the garden. The rest of the ground floor contains an integral garage and cloakroom.

To the first floor there is a spacious, landing with large side aspect window allowing for an abundance of natural light to flow in. A master bedroom with ensuite and fitted wardrobes as well as three further double bedrooms that are served by an en-suite bathroom.

Heading outside, the rear garden has a full width patio area and steps up to a flat lawned area and privacy trees and shrubs to the perimeter. To the front is a further spacious lawned area and driveway with parking for up to four cars.

Marlborough Close is just a 5-minute walk to the parade of shops, Post Office and local schools and a 3-minute drive to the Old High Street, which offers an excellent range of amenities, including Doctors and Dentist Surgeries, Tesco Express, restaurants offering fine dining and local schools. More extensive facilities are to be found in Welwyn Garden City which lies approximately 2 miles away. Welwyn North station and also Knebworth station are only 6 minutes away and offer a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within two miles.











## GROUND FLOOR

Porch  
Entrance Hall  
Living Room  
Office  
Play Room  
Kitchen  
Dining Room  
Utility  
Cloakroom  
Integral Garage

## FIRST FLOOR

Landing  
Bedroom One  
En-suite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Family Bathroom

## EXTERIOR

Rear Garden  
Front Garden  
Driveway





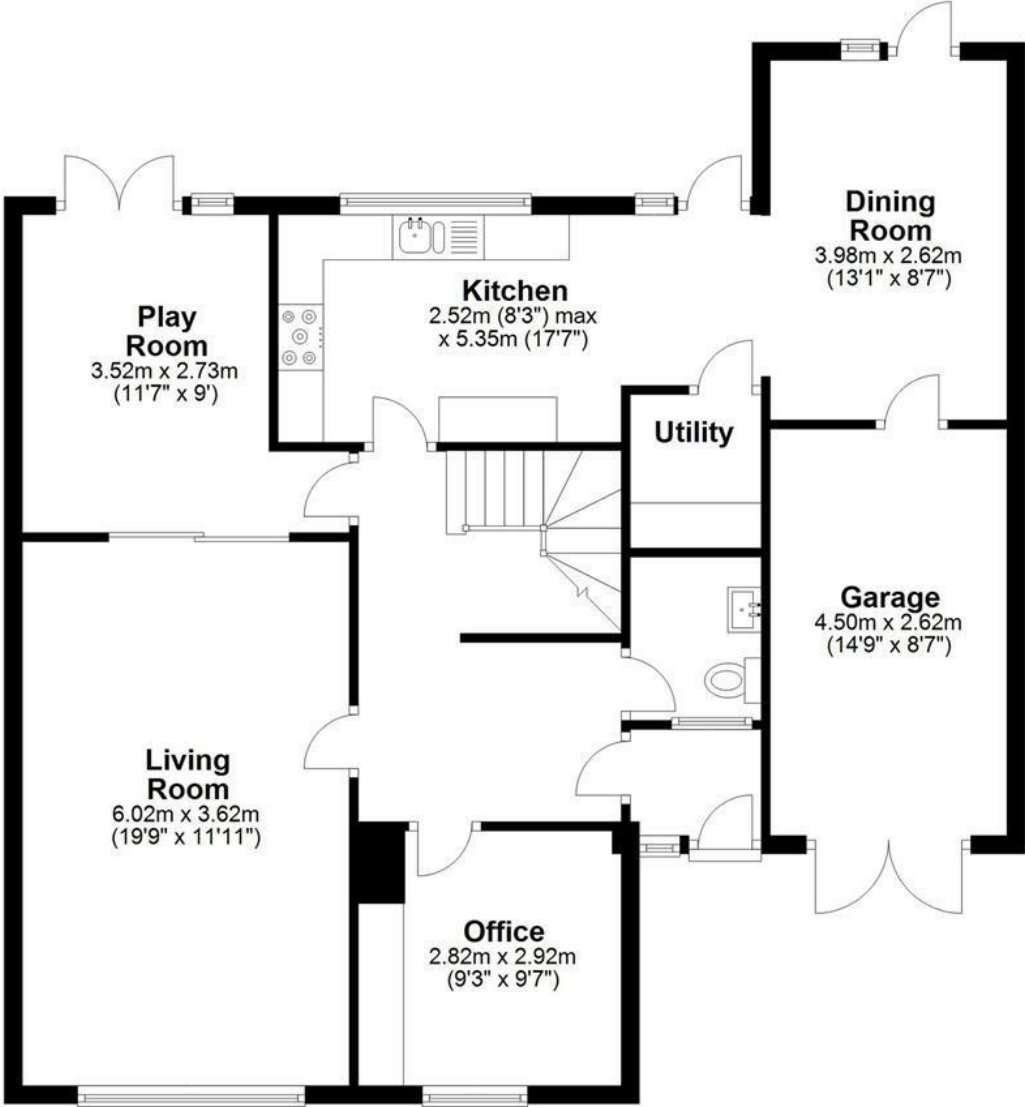






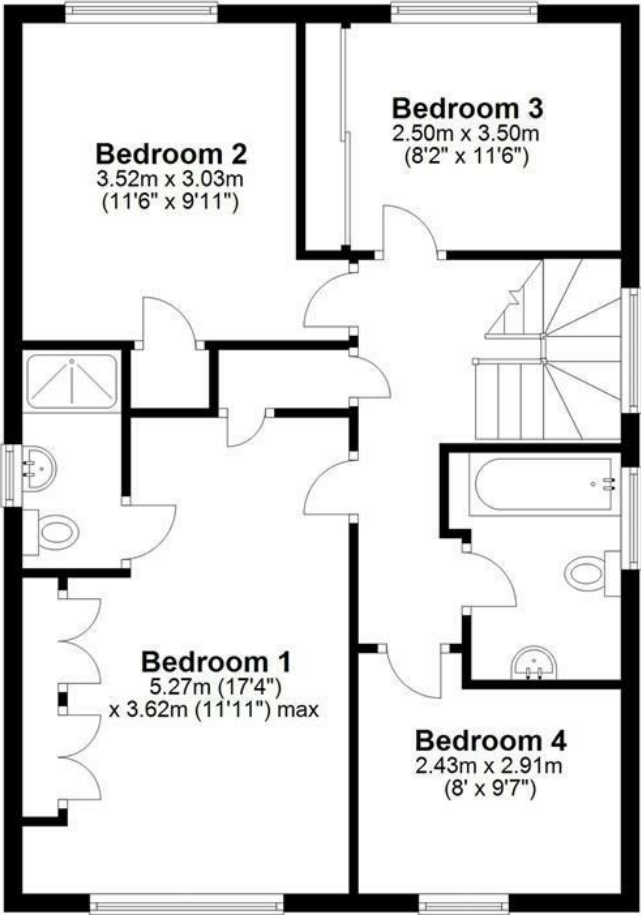
**Ground Floor**

Approx. 97.8 sq. metres (1052.3 sq. feet)



**First Floor**

Approx. 63.8 sq. metres (687.2 sq. feet)



Total area: approx. 161.6 sq. metres (1739.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

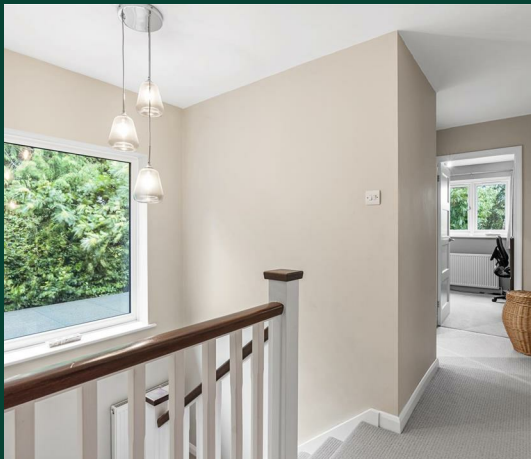
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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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