Strictly Private and Confidential

37 | Hawbush Rise | Welwyn | AL6 9PR

Summary:
Bryan Bishop and Partners are delighted to bring to the market this four double bedroom, two bathroom family home set along a quiet residential cul-de-sac within an easy walk of the centre of the thriving and popular village of Welwyn. This spacious and flexible property benefits from a ground floor bedroom and shower room, readily accessed through a separate front door yet still connected into the rest of the house, making it ideal for multi-generational living, allowing a family member a good degree of independence and freedom whilst still supporting them on a day to day basis. This arrangement would alternatively allow separate access to that semi self contained suite of rooms for business use if that suited your family's needs better. There is off-street parking at the front and a very large double garage/workshop with separate vehicular access to the rear which also has a substantial driveway and hardstanding area beyond the large rear garden.

Accommodation:

The front door is set beneath a protective tiled roof porch and opens into a neat entrance hall that is nicely lit by the front facing window. From here, doors either side of the central staircase lead through into the family room on one side and the living room on the other.

The family room is a good size and almost square in shape, making all of the space very usable, with a large window looking out over the front garden to keep the room very well lit throughout the day. Currently configured as a comprehensive home office/study, which it manages with room to spare, this room coordinates extremely well with the other ground floor rooms to provide a nicely balanced blend of open plan and enclosed spaces, which are such a valuable asset for a busy modern family.

Across the hallway is the living room, a large room at over seventeen feet long and again offering a good blend of size and shape to get the best use of the whole space. The front facing window does a good job of illuminating the room, which is boosted by the open plan connecting through into the rear facing dining area. There is more than ample floor space for multiple sofas and chairs, along with other pieces of occasional furniture, and a lovely fireplace with a coal effect fire establishes an attractive focal point at the centre of the outside wall.
The rear of the house is taken up by the kitchen/dining room, another large room at nearly twenty-one feet long. This is a lovely open space that is flooded with light coming through the two large rear facing windows and the fully glazed door opening out into the conservatory. One end of the room has been cleverly configured as the "working" kitchen and benefits from a comprehensive collection of wall and floor mounted cabinets lining the perimeter walls. This arrangement extends into a central recess to the front, allowing the creation of a really neat utility/laundry area with a large pantry cupboard within. There is plenty of storage and worktop area available, along with a smart island that also provides a terrific breakfast bar. An oven and hob are integrated within the units, with preplaned spaces for free standing items such as a fridge and dishwasher. Beyond the island the room is left as uncluttered floor space to be used however suits you best. Certainly it is easily able to accept a large dining table and chairs as well as other furniture without compromising the free movement out into the conservatory, and offers a wonderful dining area for family and guests.

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and partners

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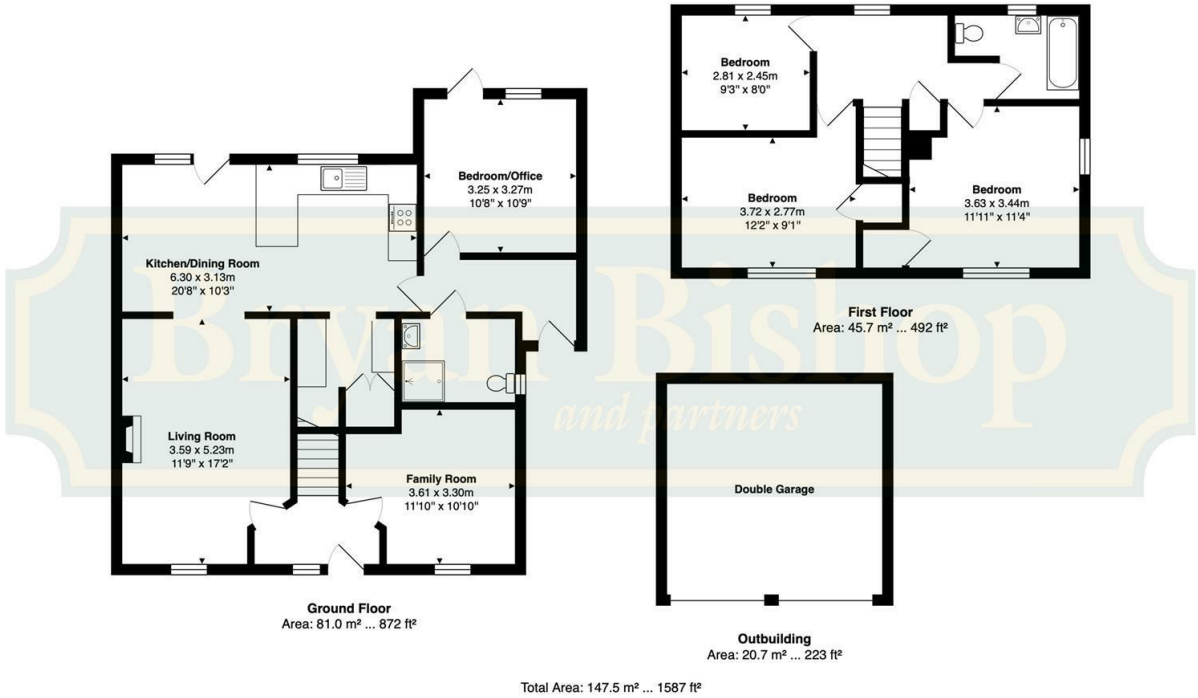
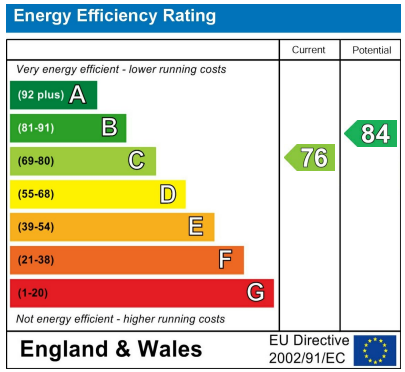

Bedroom/Office
3.25 x 3.27m
10'8" x 10'9"
Kitchen/Dining Room
6.30 x 3.13m
20'8" x 10'3"
Living Room
3.59 x 5.23m
11'9" x 17'2"
Family Room
3.61 x 3.30m
11'10" x 10'10"
Ground Floor
Area: 81.0 m² ... 872 ft²
Bedroom
2.81 x 2.45m
9'3" x 8'0"
Bedroom
3.72 x 2.77m
12'2" x 9'1"
Bedroom
3.63 x 3.44m
11'11" x 11'4"
First Floor
Area: 45.7 m² ... 492 ft²
Double Garage
Outbuilding
Area: 20.7 m² ... 223 ft²
Total Area: 147.5 m² ... 1587 ft²


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
76
84
England & Wales
EU Directive 2002/91/EC

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