



**Bryan Bishop**  
*and partners*

**Elmoor Close**  
**Welwyn, AL6 9PF**

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## Summary

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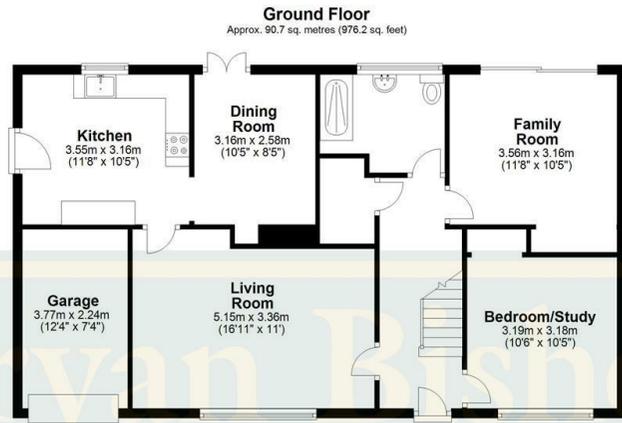
Bryan Bishop and Partners are delighted to bring to the market this lovely 3/4 bedroom chalet bungalow on the very popular west side of Welwyn. In immaculate decorative order inside and out, and benefiting from substantial living space with the opportunity to have two bedrooms and a fully fitted shower room downstairs, in addition to the two bedrooms and bathroom upstairs, this property provides a fabulous opportunity for multi-generational living, and real flexibility to allow the property to adapt to your needs as they change through time. Add to this the lovely quiet residential location, the integral garage, plenty of off-street parking and the valuable close proximity to the village centre means this is definitely a "forever" house.

### Accommodation:

The pretty part-glazed front door, with additional glazed panel to the side, opens into an attractive entrance hallway which extends past the beautifully turned banisters of the staircase through to the rear of the house. From the hall doors open into the ground floor bedroom/study, the large front facing living room, the family room/bedroom four at the rear of the house, and the fully fitted family shower room.

The front facing bedroom/study is a well shaped and generously sized room and is exceptionally well lit by a large window to the front. Currently giving great service as a ground floor bedroom, this room could easily be adapted to become an additional family room, study, generous home office, playroom, teenage hang out space, formal dining room, or really any room that your family needs demand.





Total area: approx. 151.9 sq. metres (1635.3 sq. feet)

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	44	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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