



Bryan Bishop
and partners

School Lane
Welwyn, AL6 9PQ



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this splendid three double bedroom semi-detached house set on a large corner plot within a quiet residential area, perfectly located just a few minutes on foot from the bustling centre of the perennially popular village of Welwyn. With plenty of off-street parking and a detached garage, along with a large garden and flexible, spacious accommodation throughout, this is a fabulous family home presented in excellent decorative order and is offered chain free for a swift and smooth completion.

Accommodation:

The traditional front door has two beautifully designed and crafted stained glass panels set into it, with an additional patterned glass window above, which combine with another window at the top of the stairwell to fill the entrance hall inside with warm, welcoming light. The hall is a good size and shape extending around beyond the staircase that turns as it climbs to the first floor, and enjoys a fabulous tiled floor throughout. From the entrance hall doors lead into the kitchen and the dining room.

The dining room occupies the front corner of the house and is a good size, reaching nearly seventeen feet in length. It has a wide, open plan connection to the adjoining living room and is kept light and bright throughout the day thanks to a large window looking out over the front garden. Certainly it is more than spacious enough to encompass a generous dining table and chairs, still leaving ample room for other occasional furniture and also some casual seating is so desired, with the living room next door allowing a lot of flexibility as to how you choose to configure and furnish the space.

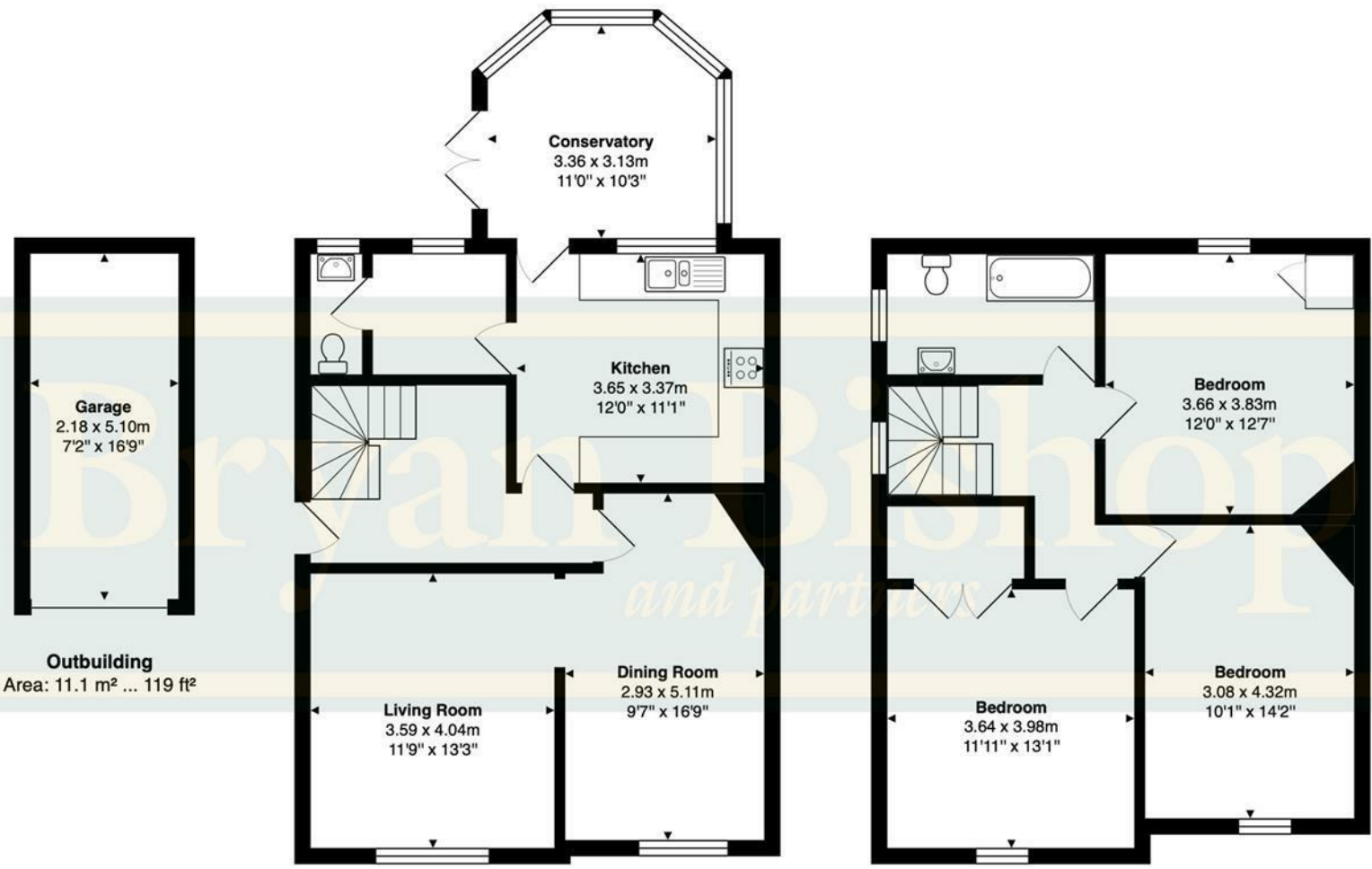
The living room is another large room with a well balanced shape that is almost square, again offering real flexibility on furniture choice and placement as well as being bathed in natural light through a large front facing trio of windows. There is a superb feature fireplace set into the outside wall, with an ornate hearth and hood that is flanked by beautifully decorated tiled panels, providing an attractive focal point as well as characterful winter warmth. Both of these rooms are easily interchangeable and capable of multi-tasking for you, making it a simple task to fit in a dining suite and still leave plenty of other family space available for sofas and chairs.











Ground Floor
Area: 68.7 m² ... 739 ft²

First Floor
Area: 58.8 m² ... 632 ft²

Total Area: 138.5 m² ... 1491 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		
	58	74
EU Directive 2002/91/EC		
England & Wales		

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