



Bryan Bishop
and partners

Appletree Way
Welwyn Garden City



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this attractive semi-detached five bedroom, two bathroom family home arranged over three generously proportioned floors, set in a quiet residential cul-de-sac on the popular east side of Welwyn Garden City, within easy walking distance of the well rated Ridgeway Academy and Panshanger Primary school.

This house is in absolutely immaculate decorative order inside and out and boasts a cleverly designed open plan, family friendly layout to the ground floor, a useful guest cloakroom, an integral garage with private driveway parking and a good sized fully enclosed rear garden.

Accommodation:

The elegant front door, inset with decorative glazed panels and protected from the elements by a modern minimalist glass porch, welcomes you into a light, bright entrance hall.

Immediately inside is a perfectly placed guest cloakroom, nicely lit by a front facing opaque window. Beyond the centrally located staircase, a door opens into the large 'L' shaped kitchen/dining/living room that takes up the majority of the ground floor.

The kitchen/dining/living room is a substantial room by any measure stretching to some twenty five feet by nearly twenty nine feet, yet is still abundantly lit by the generous window to the front and the two sets of glazed double doors positioned along the rear wall, one of which is supplemented by additional full-height windows on either side. The front part is in natural recess and has been intelligently designed to be the working kitchen, enjoying a neat ergonomic layout with a comprehensive array of wall and floor mounted fitted cupboards lining the perimeter, providing more than ample storage as well as abundant food preparation worktop area. A full complement of the usual kitchen appliances are integrated into the cabinets, with the necessary space pre-allocated to incorporate a double width, full-height fridge/freezer plumbed for an ice maker/water cooler. The remainder of the room is neatly delineated from the kitchen by a smart breakfast bar and is left as open floor space to furnish as you see fit. It stretches the full width of the house and is a spacious room in its own right, comfortably accepting a large dining suite as well as multiple sofas and chairs, along with other pieces of occasional furniture, all enjoying a wonderful situation alongside the multiple glass doors that line the back wall. It is a fabulous room, easily able to cope with a large family, and is sure to quickly become the social hub and beating heart of this superb home. The patio doors enable a great connectivity out into the garden, making a really nice easy flow between the inside and outside, ensuring both spaces are really usable for time together as a family or when entertaining guests.







Up on the first floor there are three large and well proportioned bedrooms, all of which would comfortably accept a double bed and other furniture besides, along with a family bathroom that features a bath with a shower attachment and screen. One of the unusual and special features of this lovely family home is that the first floor bedroom at the front has two separate pairs of glazed double doors that open inwards to reveal modern, glass panelled Juliet balconies.

On the second floor there are another two bedrooms, one of which boasts fitted wardrobes and an en suite shower room. These are not the usual "attic rooms" you might expect. They are purpose built rooms of generous size and shape, nicely lit by two sets of windows each.

Exterior:

The small open front garden is a nicely presented mix of decorative hedging, mature shrubs and raised flower beds. To one side of the house the private driveway provides off street parking as it leads up to the integral garage, and also allows pedestrian access directly into the south-east facing rear garden via a secure side gate, passing a convenient pedestrian door into the rear of the garage. To the rear is a paved patio running across the full width of the house, with the rest of the garden laid as lawn and a neat flower bed to one side. The garden is fully enclosed and secure, so is perfect for pets and children, and enjoys a great situation with open aspects all around, just ready for relaxing together and dining al fresco at summer barbecues with friends and family.

Location:

This property is perfectly located in a lovely, quiet residential area surrounded by other family homes, in the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south.

London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

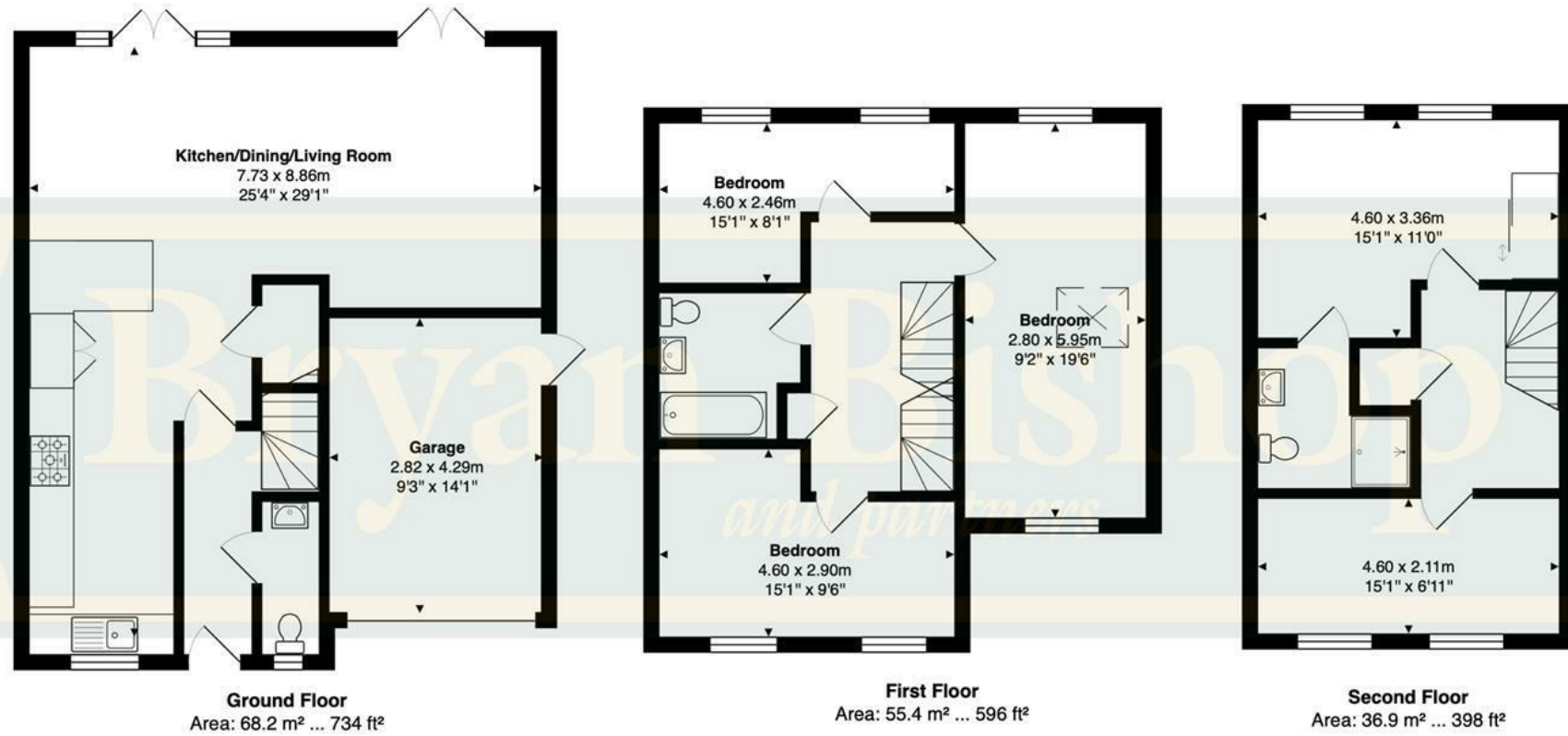




Jump on PUDDLES
Climb TREES, sit on the ground
BIG
RUN BAREFOOT
IMAGINE LAUGH & DREAM
Fill with MAKE MIDDLES
Close your eyes, take a deep
BREATHE, FEEL the sun on your face
Pretend you WOULD COME TRUE
SPIN UNTIL YOU ARE DIZZY
ROLL over & back UP!



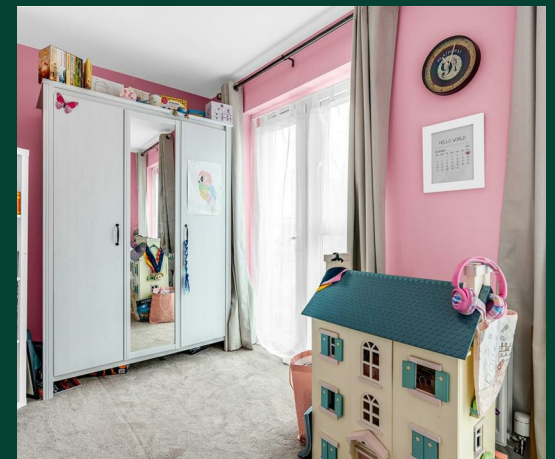




Total Area: 160.5 m² ... 1727 ft²

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		
	74	78
England & Wales	EU Directive 2002/91/EC	









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