



**Bryan Bishop**  
*and partners*

**Groom Place**  
**Welwyn Garden City, AL7 1GG**

**Guide price £675,000**







# Groom Place

## Welwyn Garden City, AL7 1GG

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning three bedroom, three bathroom townhouse set within a recently completed, exclusive, private gated development within easy reach of the vibrant centre of the ever popular Welwyn Garden City. Constructed using the very highest quality materials and craftsmanship throughout, this superb house, arranged over three capacious floors which all benefit from underfloor heating, is presented in immaculate decorative order inside and out and represents the absolute epitome of what a contemporary living space should be, with abundant natural daylight flooding in through the floor to ceiling windows, a large living room opening onto a rear facing balcony, full width infinity doors connecting the kitchen/dining room out onto the rear patio, three substantial bedrooms all boasting ensuite bathrooms, and an integral garage with a super-cool wrap around sliding door. The property benefits from a smart air system that pumps fresh air into the house whilst retaining the heat and air-conditioning to the lounge and top two bedrooms.

### Accommodation:

Everything about this wonderful property is modern, stylish and elegant, and that begins with the front door, with inset glass panel and matching obscured windows either side, that welcomes you into a large, sleek, bright entrance hall, immediately proffering an extended view through the kitchen/dining room, and into the garden beyond. The contemporary solid wood staircase extends up and away from you before turning onto the first floor landing, resplendent with its clean architectural lines and smart glazed banister in-fill panels. To the left a useful interior door gives direct access into the rear of the integral garage, beyond which is a perfectly placed guest cloakroom, and at the far end the door into the kitchen/dining room.

Occupying the whole of the rear of the house, the kitchen/dining room really is the ideal hub and heart of this fabulous home. A substantial quartz stone island offers a neat delineation between the two areas, as well as housing a number of cupboards, a sink, wine fridge and a handy breakfast bar. The "fitted" area beyond has a full wall of floor and wall mounted cabinets, offering abundant storage as well as a host of integrated appliances, all superior brands as one would expect, with the main kitchen being ably supplemented by a smart utility/laundry room located discreetly in the corner of the room. The remainder of the space is left as open floor for you to furnish and lay out as best suits your needs, and is easily able to accept a large dining table whilst still leaving a free and open flow around the space, ensuring easy access from the hallway out into the rear garden through the wonderful infinity doors that fill the whole of the rear wall. The large, level floored Indian Sandstone patio completes the link between the inside and the outside, making a seamless transition that will really pay dividends during normal day to day life but also especially when making use of this wonderful home as a peerless entertainment venue for friends and family.











On the first floor the spacious living room has two full height windows overlooking the rear garden, one of which incorporates a glazed door opening onto a delightful opaque glazed balcony, enhancing both the natural daylight and fresh air that flows into the room. The living room is a really good size, but also well proportioned, making it a flexible space that will thrive under any number of different configurations of furniture and layout. The living room is also air conditioned to keep you cool.

Across the landing is one of the bedrooms, again beautifully illuminated by multiple full height windows. This is a substantial room, certainly much larger than one would see in a less luxurious development, and typifies the generous accommodation throughout, as do the substantial fitted wardrobes and the superb en suite shower room.

Up on the top floor there are two further bedrooms, both of which are fitted with air conditioning and are generously sized and similarly specified, with each enjoying multiple fitted wardrobes and immaculate en suite facilities, one with a bath complete with shower attachment, the other boasting a walk in shower. The rear facing bedroom has a full height sliding glass door that opens to reveal an opaque glazed Juliet balcony, a neat touch that is both charming and practical in equal measure. The loft has been boarded out to allow for extra storage, and it is worth noting there is further storage space available in the garage.

#### Exterior:

Security gates protect the whole development, which is fully private and comprises a curated selection of premium quality houses and apartments. The property forms part of an outer ring of similar homes that surround a central courtyard offering covered allocated parking, along with access to each of the integral garages. To the rear is a secure and fully enclosed garden, so ideal for pets and children, of a reasonable and manageable size, allowing for a substantial paved terrace to complement the easy link in to the kitchen/dining room and provide an idyllic setting for hanging out and relaxing or for entertaining guests, whilst still leaving plenty of open space for fun and games with the family. Flower beds planted with compact shrubs provide natural borders around the fenced boundary, with a nice area of lawn filling the central space.

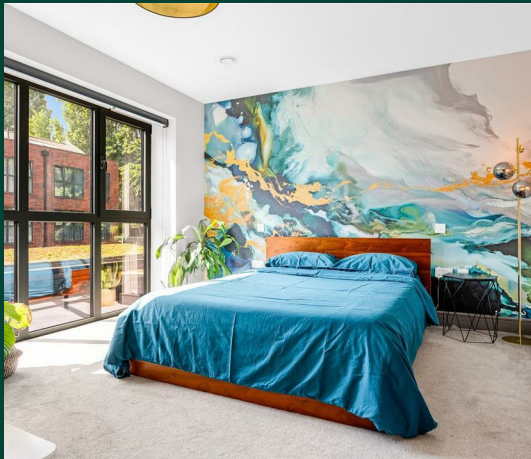
#### Location:

This property is perfectly located in the ever popular Welwyn Garden City, 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).

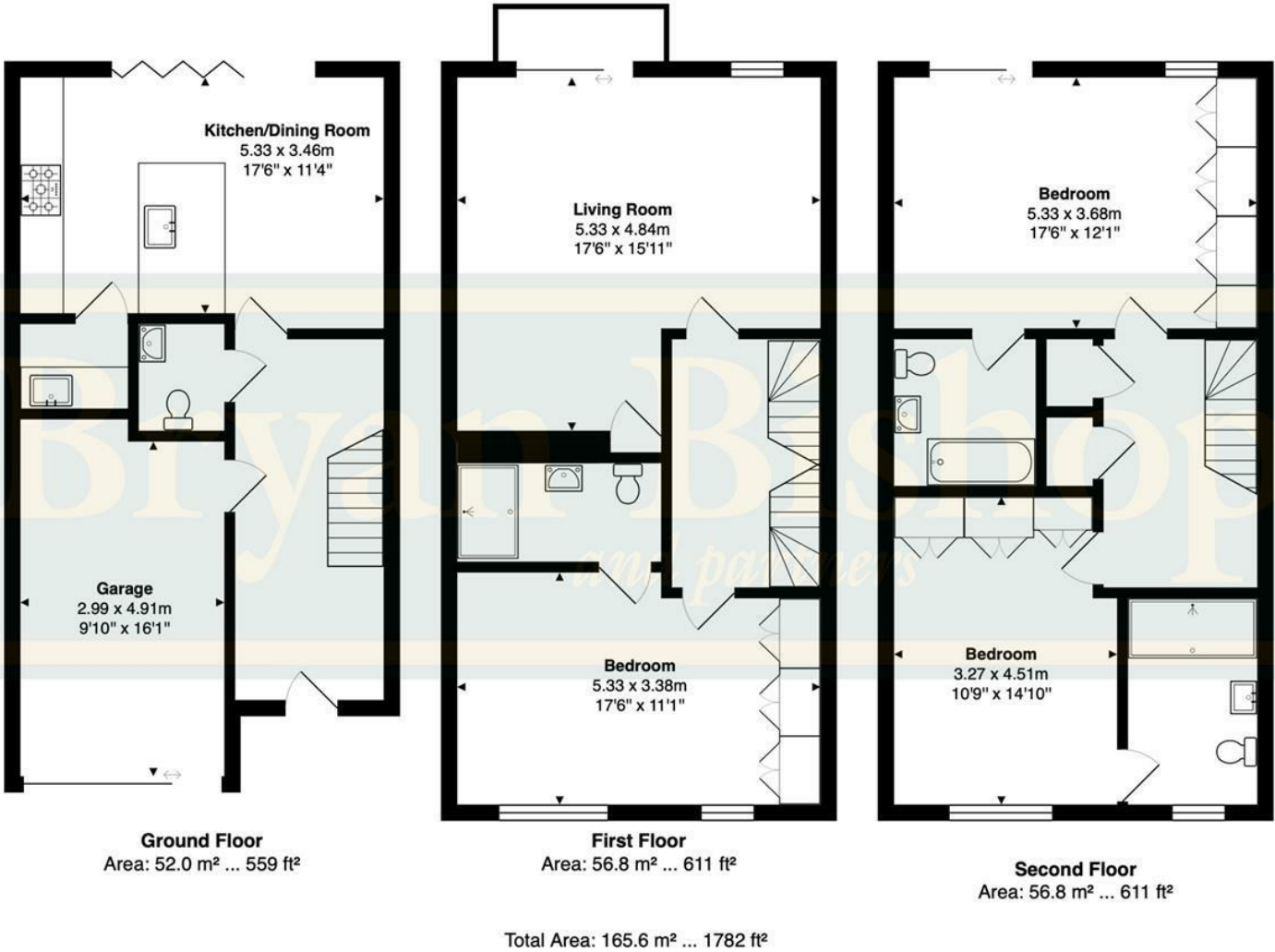












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

















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