



Bryan Bishop
and partners

Danesbury Lane
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous detached chalet bungalow, set within a generous plot located on a quiet cul de sac in the popular area between Danesbury Park, Oaklands and Welwyn village. Enjoying a flexible layout, this property has two bedrooms on the first floor and a spacious ground floor that includes a shower room and could easily be configured to offer three further bedrooms, if desired. Set well back from the semi-rural lane on which it sits, it benefits from a large frontage with plenty of off street parking on the generous driveway and a detached double garage. Surrounded by substantial country houses as neighbours, this property represents an amazing opportunity for you to transform the house or completely redevelop the site, subject to the usual consents, and achieve the house of your dreams in an idyllic and extremely desirable location.

Accommodation:

The house is barely visible from the road, nestled behind a mature well planted garden with a wide variety of bushes, shrubs, specimen trees and areas of lawn through which snakes the path leading up to the main entrance. Decorative windows flank the door, which has its own stained glass shaped panel and is set beneath a neat protective tiled porch roof.

Inside a light, bright entrance hall extends back through the house, giving access to the living room and well placed guest cloakroom, then turns before opening out into an inner hallway showcasing the glorious open tread spiral staircase leading up to the first floor. From the inner hallway doors lead into the dining/breakfast room, family shower room and three multi-purpose rooms that would all perform excellently as valuable ground floor bedrooms if required, but would give just as good service as a study, office, playroom, games room, TV room, reading room, gym, teenage hang out space..... whatever you need them to be.

The rear corner of the house is taken by the substantial living room, which extends to twenty-one feet in length and is graced with a superb solid wood parquet floor laid in a classic herringbone pattern. The room is kept wonderfully light and airy throughout the day by the two windows to the side aspect and a set of fully glazed French doors opening directly out into the southwest facing rear garden. The generous space enjoys well balanced proportions making this room flexible and adaptable as to how you configure and furnish it. Certainly it is large enough for a number of sofas and chairs and would comfortably multi-task for you as a combined living room and formal dining room if you wished.

The two rooms opposite each other in the centre of the house are both ready to be used as your family's needs demand, being of reasonable size and nicely lit, one with a front facing window and the other looking rearwards, currently giving great service as a study and a sitting/TV room.

The larger room in the front corner is configured as a bedroom and is eminently suitable for the task. A fabulous bay window overlooks the front garden and allows the natural light to fill the room, which is fitted with multiple wardrobes and cupboards, still leaving plenty of open floor space for other occasional furniture.







The kitchen enjoys a really useful open plan connection through to the dining/breakfast room, it is a well designed, modern space, which enjoys a comprehensive array of smart white wall and floor mounted cabinets fitted around the full perimeter, ensuring more than ample storage and worktop space are readily available. Integrated within the cabinets is a complete range of all of the appliances you may need for everyday family life.

The adjoining dining/breakfast room is a good size and shape and easily able to accommodate a generous dining table, whilst still leaving plenty of space to permit easy access through and around the room, linking as it does from the inner hallway and the kitchen, as well as having a door out into the garden/storage room to the side of the house.

The garden/storage room runs the full length of the house front to back and has well placed doors to the front and rear, as well as the door that leads out from the dining room, making it a really useful additional facility. Abundantly lit by the windows that fill the outside wall, it is ideal as a workshop and potting shed, as well as offering capacious and safe storage that is easily accessed from the house.

The fabulous spiral staircase at the centre of the inner hallway, beautifully illuminated by a window at the top of the stairwell, leads to the two first floor bedrooms. Both benefit from eaves storage cupboards and both enjoy wonderful views out over the rear garden. There is also ample storage in the remaining loft space.

Exterior:

The substantial front garden is a wonderful amalgam of colour and texture achieved through creative and skilful planting, whilst still leaving plenty of space for a large driveway that provides parking for multiple cars as it approaches the detached double garage. A separate gated entrance leads from the driveway along the side of the garden/storage room giving convenient direct access into the rear garden, which can also be achieved from front to rear through the garden/storage room.

The southwest facing rear garden is fully secure and enclosed, so is ideal for children and pets, with a generous paved patio making the most of the double doors linking out from the dining room. There is a further paved courtyard to the rear of the garage, which enjoys a number of well planted beds, with a rockery and pond and a border stretching across the rear of the house. The remainder of the garden is lawn, with soft hedging around the boundaries.

Location:

This lovely family home is located in the popular Danesbury Park area of Welwyn, in a lovely semi-rural setting, yet the village of Welwyn lies only half a mile to the south which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. The vibrant village of Codicote is a similar distance to the north-west, with more extensive facilities to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.







**Approximate Gross Internal Area 2147 sq ft - 200 sq m
(Excluding Garage)**

Ground Floor Area 1504 sq ft - 140 sq m

First Floor Area 323 sq ft - 30 sq m

Loft Roof Area 320 sq ft - 30 sq m

Garage Area 320 sq ft - 30 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			









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