



**Bryan Bishop**  
*and partners*

**Guessens Road**  
**Welwyn Garden City, AL8 6RE**

# Guessens Road

## Welwyn Garden City, AL8 6RE

### Summary

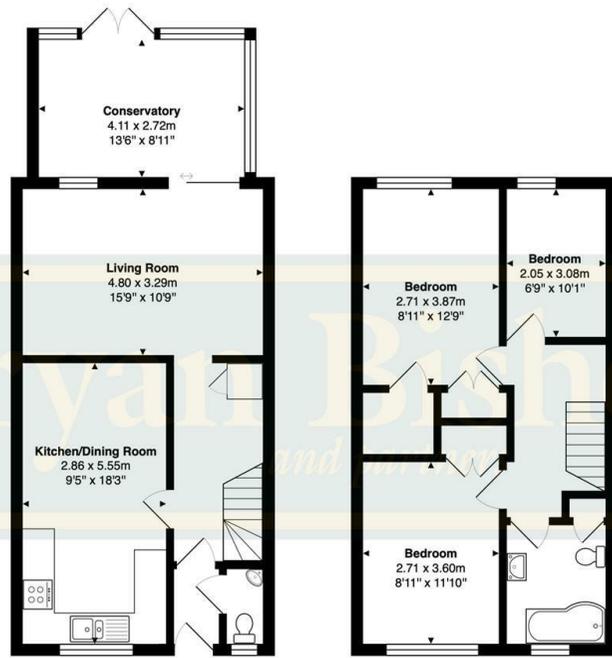
#### Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom end of terrace house, located on the highly desirable west side of Welwyn Garden City. Although this property is a mere 5 minute walk from the vibrant city centre and railway station, it is situated in a quiet neighbourhood and set back from the road. This is a deceptively spacious family home boasting flexible living space that includes a superb conservatory, a useful ground floor guest cloakroom and plenty of built-in storage, as well as, a generous, secluded rear garden with valuable separate pedestrian access.

#### Accommodation:

The pretty front door, inset with opaque leaded light windows, welcomes you into a neat entrance lobby within. From here a glass panelled door opens into the main hallway, with an additional door into the ideally placed guest cloakroom which has its own opaque window to the front. The hallway gives access to the smart, modern staircase and the front facing kitchen/dining room, then leads past a useful downstairs storage area and a built-in cupboard before opening directly into the large living room to the rear. The clever planning of the hallway gives it a spacious open feel that is accentuated by the extended view along its full length that continues through the living room and conservatory to the garden beyond.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		88
81-91	B		
69-80	C	72	
55-60	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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