



**Bryan Bishop**  
*and partners*

**Welwyn Hall Gardens**  
Welwyn, AL6 9LF







# Welwyn Hall Gardens

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Bryan Bishop and Partners are delighted to bring to market this stunning example of a completely modernised three-bedroom family home in the highly coveted Welwyn Hall Gardens.

The property is approached by an attractive frontage with a driveway for off-street parking. Upon entering, you are welcomed into a generously spacious and airy entrance hall with downstairs W/C to the left. The ground floor has a clever flow to it that lends itself well to entertaining or simply spending time with the family, given that the open-plan kitchen and dining room, at the rear of the property, are linked to the living room via a set of double doors. The living room also has a feature electric fire built into the wall, as well as, a fantastic dual-aspect, allowing for an abundance of natural light to beam into the property.

The first floor comprises three bedrooms and a well appointed family bathroom accessed via the spacious landing. Two of the three bedrooms are generously proportioned double bedrooms, with the third being a single room. The master bedroom is complete with its own en-suite and built in floor-to-ceiling wardrobes.

The garden at the rear is accessed through the kitchen/diner and has been turfed with artificial grass and enjoys sun virtually all day long.

Situated on the edge of Welwyn village, it is just a 5 minute walk to the High Street, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







## GROUND FLOOR

Entrance Hall

W/C

Living Room 17'9" x 11'5"

Kitchen / Dining Room 11'4" x 18'5"

## FIRST FLOOR

Master Bedroom 14'6" x 11'11"

En-Suite

Bedroom Two 14'7" x 8'7"

Bedroom Three 7'10" x 9'8"

Family Bathroom

## OUTBUILDINGS

Garage En Bloc 19'8" x 9'10"







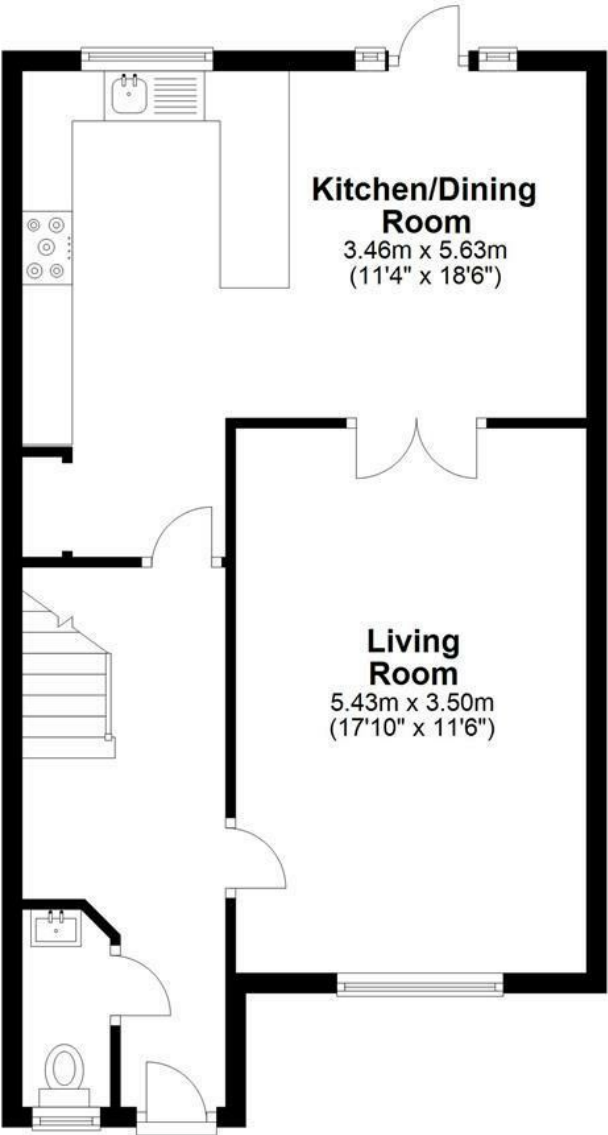






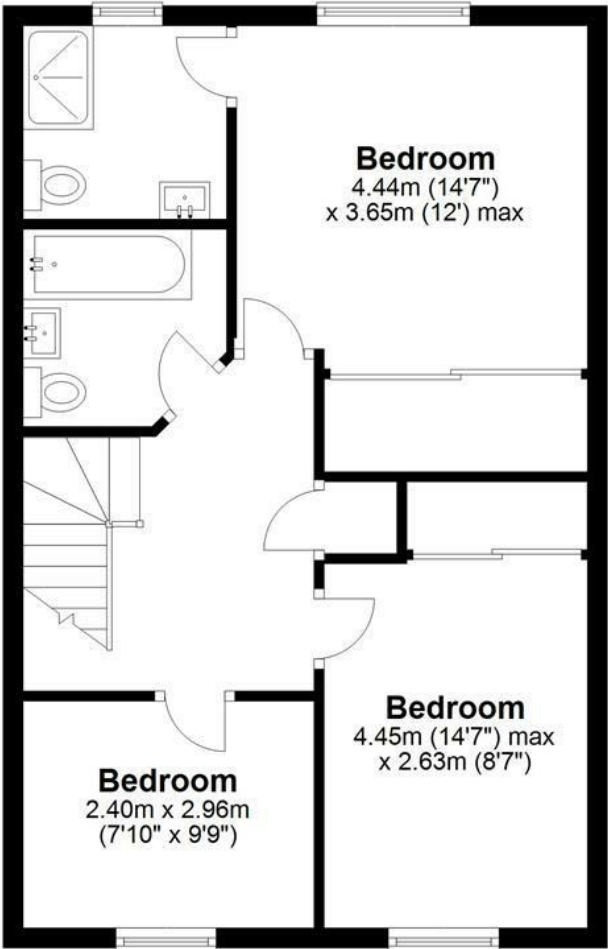
Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



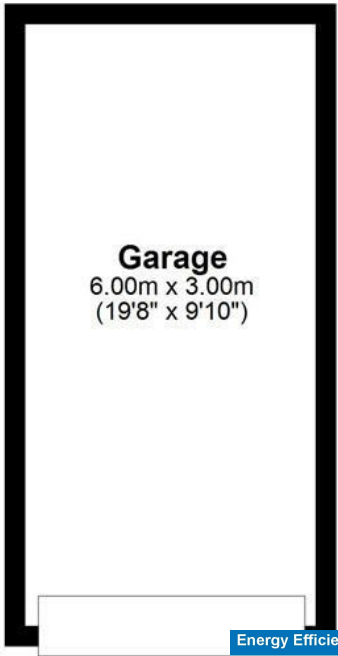
First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Outbuilding

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 123.1 sq. metres (1325.6 sq. feet)

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</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>                            | <b>68</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |





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6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

