



Bryan Bishop
and partners

Mardley Avenue
Welwyn, AL6 0UD

Guide price £795,000



PUB
OPEN

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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely modern four bedroom, three bathroom detached bungalow placed in the ever popular Oaklands area of Welwyn. Enjoying a large corner plot that is completely unoverlooked, this fabulous family home is in immaculate decorative order, benefits from a large raised patio that is just perfect for entertaining, and is chain free, ready for a smooth exchange and completion.

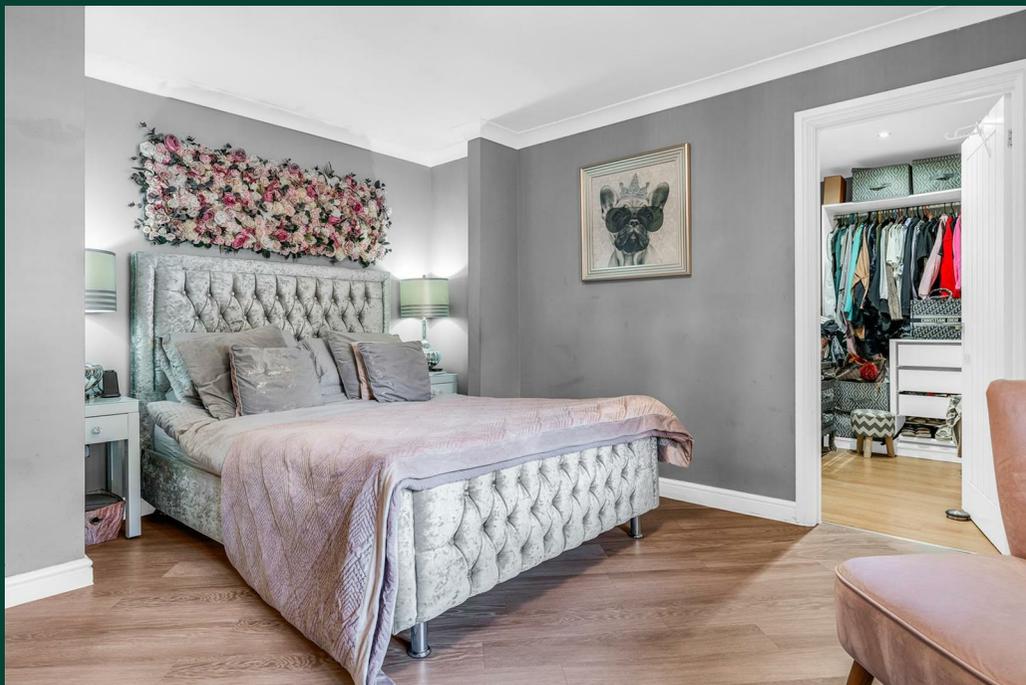
Accommodation:

The attractive part glazed front door opens into a light, bright hallway running through the house. An intelligent layout places the private bedroom area of the house to the right hand side, keeping all communal living areas to the left.

Accessed directly through an opening from the hall is the superb kitchen/dining room. Nicely lit by multiple windows to two aspects, this is a large square room that easily swallows a comprehensive range of fitted cupboards, extensive worktops comfortably incorporating a good sized breakfast bar, and the usual array of integrated appliances one would expect in a house of this size. Additional plentiful open floor space enables great flexibility as to use, but readily accommodates a large dining table and enormous american style double fridge/freezer. A large and practical utility/laundry room is perfectly placed adjacent to the kitchen which also offers a door out to the greenhouse/storage area attached to the side of the house.

The hallway extends back through the house with doors off to the four bedrooms, the super family bathroom and the conveniently placed guest cloakroom, opening directly on the left into the lovely living room.







This is another good sized square room giving plenty of options as to how you wish to furnish it to best suit your family's needs. This room is flooded with natural light from the glazed double doors and additional full height adjacent windows, and connects seamlessly out onto the large patio, making the inside/outside flow perfect for enjoying the garden, both as a family and when entertaining.

The bedrooms are grouped together and are all of a good size, with three of them being comfortable doubles. Two of them enjoy smart en suite shower rooms, whilst the main bedroom also has a fabulous walk-in wardrobe arrangement. A lovely feature is the additional terrace area, accessed through glazed double doors from one of the en suite bedrooms.

Exterior:

The large frontage provides plenty of off-street parking and useful side access to the greenhouse. The garden is secure and private, perfectly dog and child friendly, and runs along the side of the house as well as full width at the rear. Mature hedges and specimen trees shield and protect the space making it perfect for relaxing and entertaining. There is a large raised patio providing plenty of space for garden furniture, along with a good sized summer house and a useful gym/office. With its extensive patio and terrific link into the living room, this garden is incredibly usable all year round, a real asset.

Location:

This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justly highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.



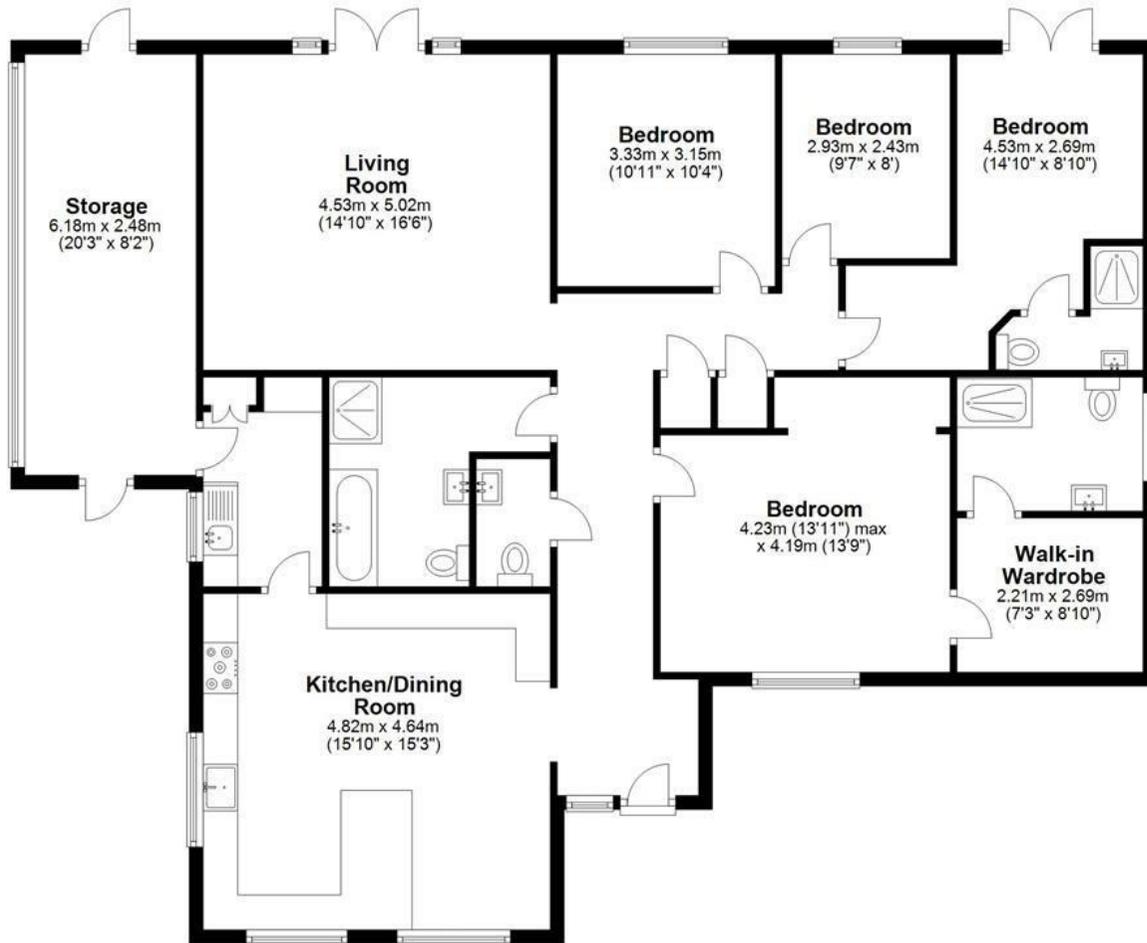
MY KIDS ARE FURRY AND HAVE FOUR FEET





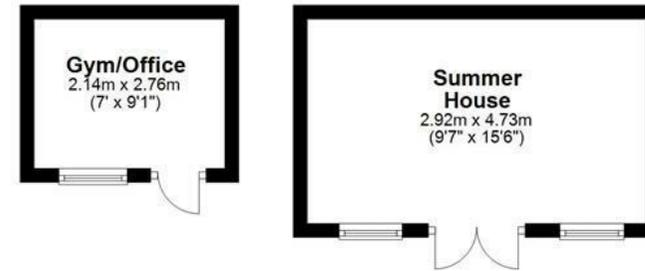
Ground Floor

Approx. 156.8 sq. metres (1688.1 sq. feet)



Outbuildings

Approx. 19.7 sq. metres (212.2 sq. feet)



Total area: approx. 176.5 sq. metres (1900.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AirEase









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