



Bryan Bishop
and partners

Youngs Rise
Welwyn Garden City, AL8 6RU

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Summary

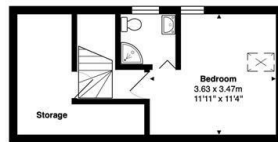
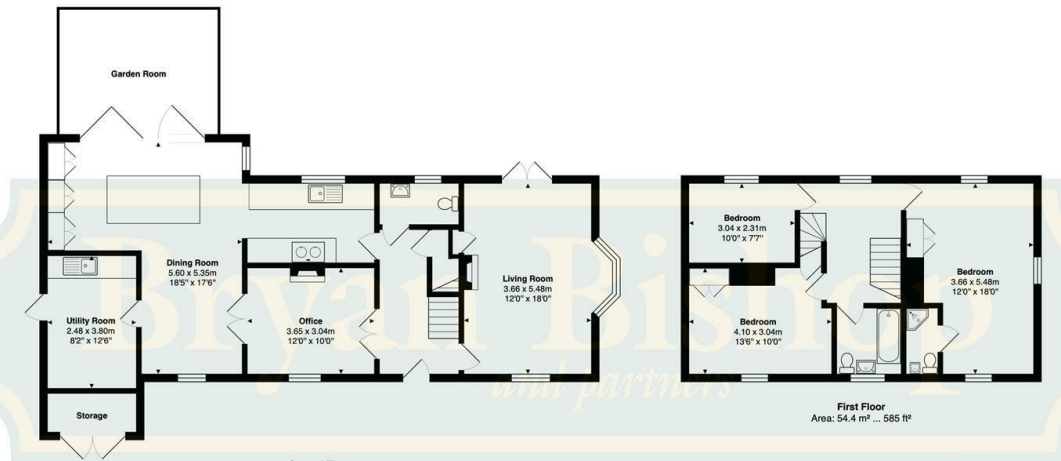
Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom, three bathroom family home set on a large corner plot within the highly sought after west side of Welwyn Garden City. This substantial property gives an overriding impression of longstanding permanence, with a superb traditional exterior that is mirrored in the charming and elegant interior which is bursting with wonderful craftsmanship and period features but still presents a completely up to date modern family residence. The spacious accommodation is arranged over three floors, including a gorgeous kitchen/dining room, large office/study and a fully integrated glass garden room.

Accommodation:

The house enjoys classic proportions with a very attractive frontage featuring a centrally placed front door with a protective cantilevered roof above. Inside is a gorgeous traditional entrance hall with intricately carved spindles and newel post adorning the bullnose staircase. The floor is superb, being solid wood parquet in a classic herringbone design that extends through into the adjoining office/study on one side and also into the delightful living room on the other. From the entrance hall doors lead into the kitchen, living room and a well placed geist cloakroom, with double doors opening into the office/study. There is a nice open flow around the ground floor, with the office/study enjoying double doors at both ends, thereby linking the dining room with the entrance hall directly, as well as there being a separate route around through the kitchen. This is a lovely reception area, one that enables you to offer all of your guests a warm and homely welcome.





Total Area: 177.8 m² ... 1913 ft² (excluding garden room)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	76
		EU Directive 2002/91/EC	





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