



**Bryan Bishop**  
*and partners*

**Burnham Green Road**  
**Welwyn, AL6 0NL**







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As good as new 3350 square foot five bedroom detached family home completed just 2 years ago and built to a no expense spared exacting standard with sash windows, bi-fold doors and underfloor heating. Externally there is a large gated driveway to the front and fantastic south facing private, tree lined garden to the rear, set back on a half acre plot.

## Accommodation:

Enter via the bespoke top of the range front door with keyless finger print and keypad entry, leading into the spacious entrance hall which has stairs to the first floor. Off to the right is a front to back triple aspect kitchen/dining/family room with two sets of bi-fold doors leading to and overlooking the immaculate garden. A luxurious kitchen consists of a range of base and eye level units with integrated appliances and island. The kitchen is served by a separate utility room. Off to the left of the house is a dual aspect living room with fireplace and bi-fold doors onto the garden as well as separate home office to the front and cloakroom off the entrance hall.

Heading up to the first floor is a spacious landing that leads into three extremely generous double bedrooms. Beds two and three contain fitted wardrobes and are served by high specification en-suite shower rooms. Particularly impressive is the master bedroom suite which takes up the entire rear of the first floor, with French Doors and a Juliet Balcony off the bedroom, a fully fitted dressing room and large five piece bathroom with twin sinks and a freestanding bath. The second floor houses two additional double bedrooms that share a joint bathroom.

## Exterior:

The garden is mostly laid to lawn with an impressive full width patio and outdoor kitchen area with metal pergola over. There is a detached double garage with electric roller door and a large 10+ car gravel and gated driveway.

## Location:

The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located on the northern side of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 34 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City Hertford, Stevenage, St Albans and Hatfield also ensure that a wide array of facilities is within easy reach. Heathmount and St Josephs in the Park Primary school and Haileybury secondary school are three local and exceptional private schools.











## GROUND FLOOR

Entrance Hall  
Kitchen/Dining/Family Room  
Utility  
Living Room  
Office  
Cloakroom

## FIRST FLOOR

Landing  
Main Bedroom  
En-suite Bathroom  
Dressing Room  
Bedroom Two  
En-suite  
Bedroom Three  
En-suite

## SECOND FLOOR

Landing  
Bedroom Four  
Bedroom Five  
Bathroom

## EXTERIOR

Garden  
Detached Double Garage  
Gated Driveway

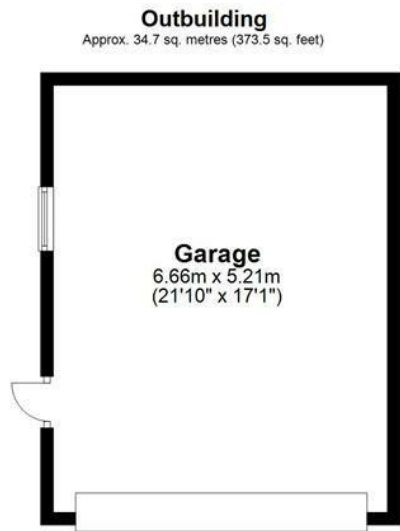
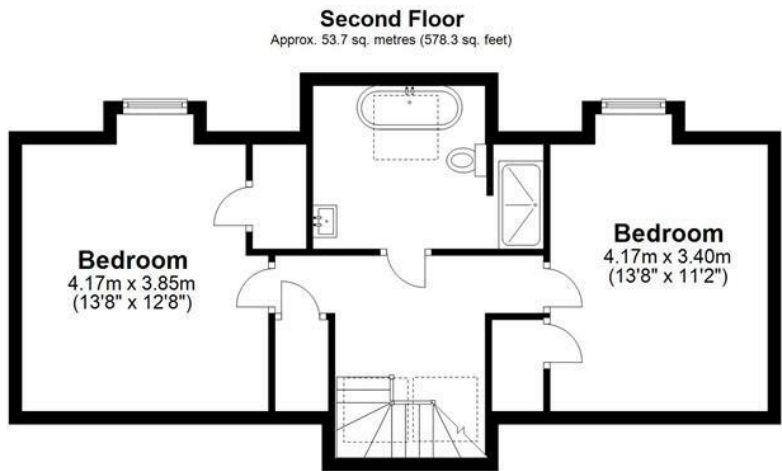
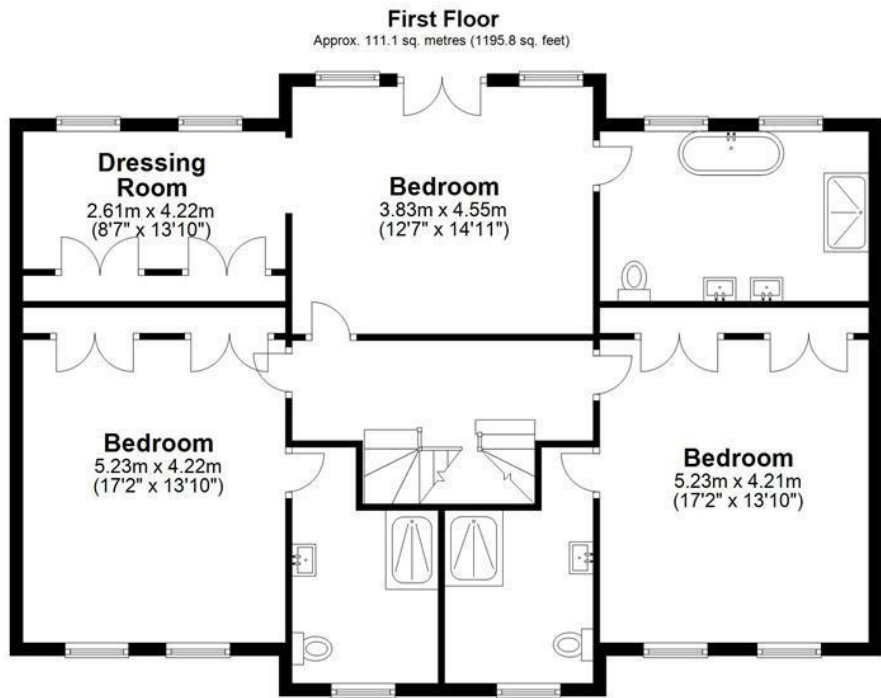
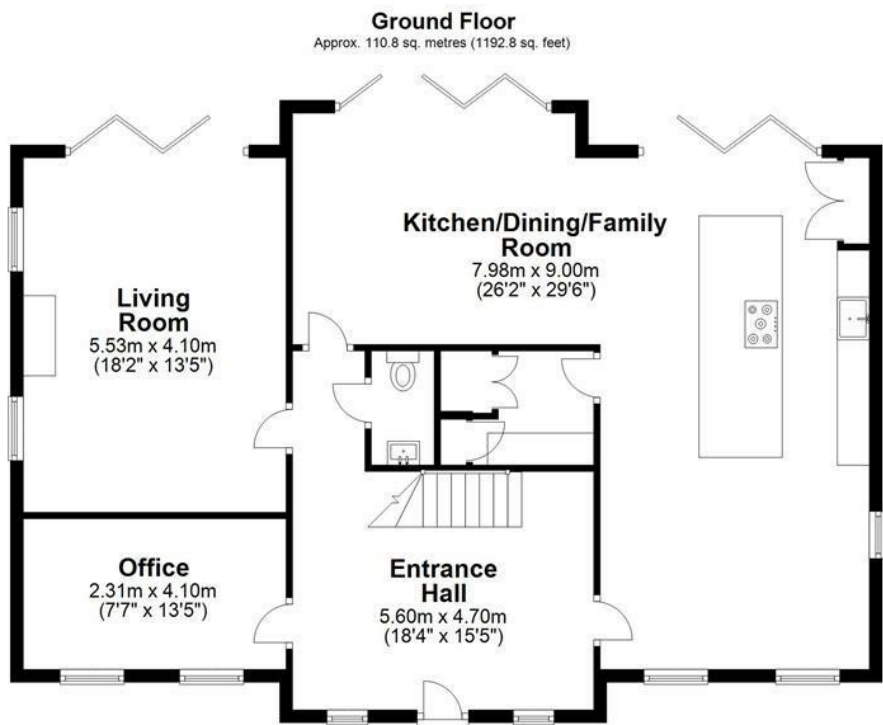












Total area: approx. 310.3 sq. metres (3340.4 sq. feet)

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

















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