



Bryan Bishop
and partners

The Paddocks
Welwyn Garden City, AL7 2BW



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful four bedroom detached family home set in a quiet residential road on the ever popular east side of Welwyn Garden City. The property enjoys generous and flexible living space that includes a useful ground floor guest cloakroom and an integral garage that has been converted into a fabulous additional room that links ideally through glazed double doors from the large kitchen, complete with its own side facing window and external door. A large driveway offers private parking for three cars, with more easily made available within the substantial front garden if desired.

Accommodation:

The pretty front door is inset with multiple opaque glass panels, and opens into a neat entrance hall that gives direct access into the perfectly positioned guest cloakroom. An internal door then opens through into an inner hallway that leads to the centrally positioned staircase and the large living/dining room.

The living/dining room is indeed a large room by any standards, extending the full depth of the house front to back and measuring nearly twenty-three feet in length. Despite its size the room is flooded with natural light throughout the day thanks to full height picture windows at the front and fully glazed sliding doors that open out into the garden at the rear. This is a lovely room of nicely balanced proportions, allowing more than ample space to fulfil both roles of dining room and living room, with the flexibility for you to choose your preferred layout and furnishing plan with complete freedom. It is comfortably able to swallow multiple sofas and chairs along with a large dining suite, with a convenient direct connection into the adjoining kitchen, and of course the wonderful link out onto the patio that seamlessly connects the inside and outside spaces.

The adjacent kitchen is another room of a good size and shape, with a large picture window looking out over the rear garden. A comprehensive array of wall and floor mounted cabinets line the perimeter, ensuring plenty of storage and worktop space are readily available, with a nice variety of formats including open shelving and glass fronted display units. Within the cabinets are a number of integrated appliances, still leaving ample designated spaces planned in for various free standing items.





To the front of the kitchen glass double doors lead into a versatile and adaptable room converted from what was the integral garage. A side window and fully glazed external door to the side keep the room light and bright, really emphasising the usability of the generous space as a day to day part of the house. The options for its use are almost endless and the room is certainly large enough to multi-task in more than one role if that suits your family's needs the best. Office/study, playroom, games room, TV room, separate sitting room, teenage hang out space, or a useful ground floor bedroom five, the choice is yours.

Upstairs there are four bedrooms, with two of them being generous doubles, and a family bathroom with a bath fitted with a shower attachment. Three of the bedrooms benefit from fitted cupboards.

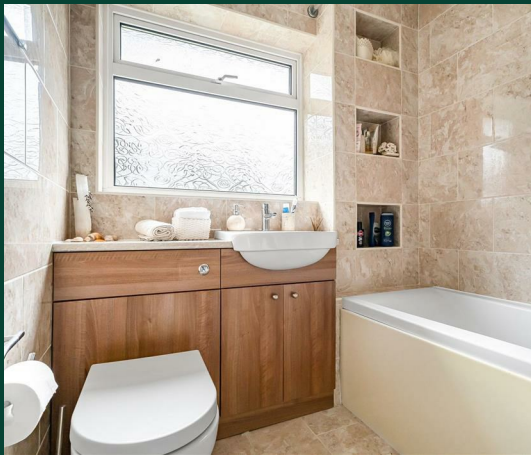
Exterior:

The house is set behind a generous block paved driveway that opens out as it approaches the house and garage to provide ample off street parking, but there is still a nice area of garden with a lawn surrounded by flower beds that could quite simply be adapted to provide even more off street parking if needed. There is a useful separate gated side access through from the front to the rear garden, which is secure and enclosed and so ideal for pets and children. To the rear a deep paved patio runs across the full width of the house which is perfect for outdoor casual seating and dining furniture, with another patio in the far corner of the garden making sure you can always find sun and shade whatever the time of day. The garden enjoys a lovely open aspect with a wide variety of shape and colour represented in the shrubs, bushes and occasional specimen trees that inhabit the borders surrounding the generous lawn.

Location:

This property is perfectly located along a quiet residential road on the always popular east side side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

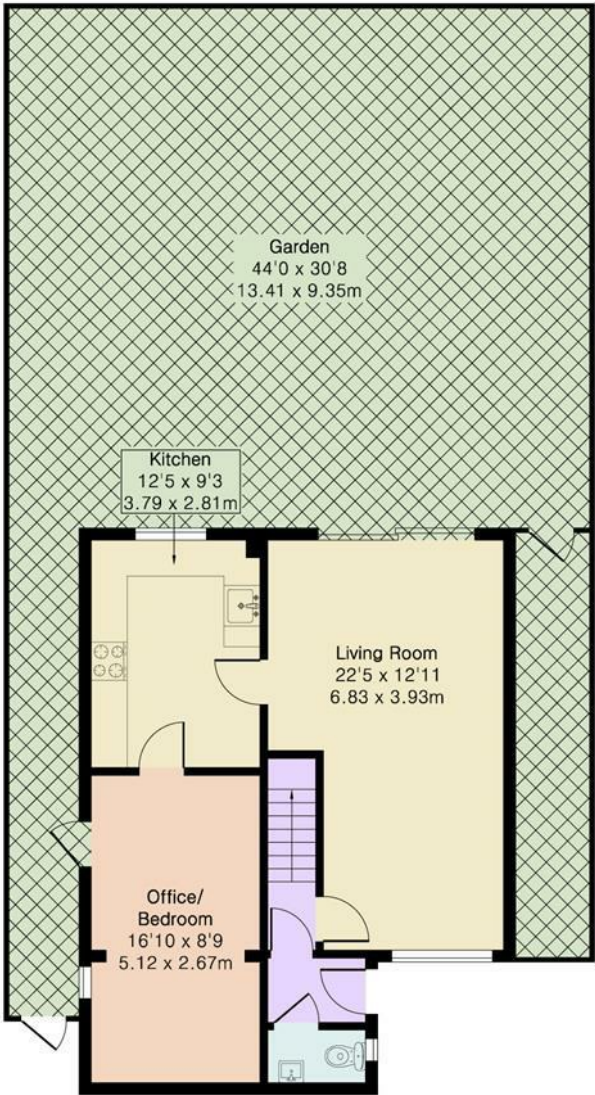




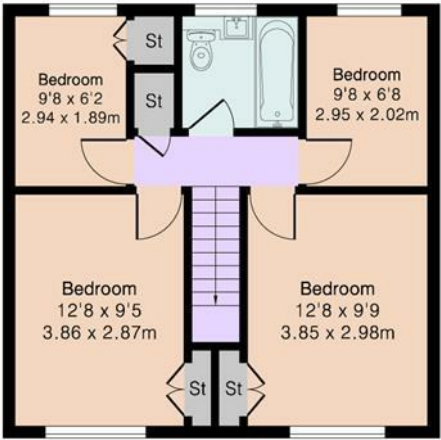
Approximate Gross Internal Area 1119 sq ft - 104 sq m

Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 505 sq ft – 47 sq m



Ground Floor



First Floor

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			
	74	79	
England & Wales			
EU Directive 2002/91/EC			



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