



Bryan Bishop
and partners

Burnham Green Road
Welwyn, AL6 0NH



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this charming four bedroom, two bathroom detached bungalow set within a large plot on the outskirts of the popular village of Burnham Green. This wonderful family home, nestled away in a delightful woodland setting, already offers spacious family accommodation, but also represents a simply enormous opportunity for development, subject to the usual consent, with a single storey house on a footprint of over 1800 sq ft and a 600 sq ft garage/workshop with light, power, water and drainage already connected, within the substantial grounds.

Accommodation:

Set within a recessed protective porch, the front door, with a window to the side, welcomes you into a nice square entrance hall, with direct access through double doors into the generous living room. A great feature of this house is the intelligent layout, keeping the main living rooms that are commonly used by guests at one end of the house, with a separate door opening from the entrance hall into an inner hallway that accesses the private family area which includes the four bedrooms and the family bathroom.

The living room is a large room by any standards at nearly twenty-four feet long and is blessed with abundant natural daylight flooding in through the wide, full height patio doors facing out into the garden as well as the large window to the side. Enjoying nicely balanced proportions, it is a flexible room that offers many options as to how best to use it to suit your family's needs, and is full of character thanks to the exposed brick fireplace housing an ornate and attractive log burner. Certainly it is spacious enough to multi task as a living room and dining room, as the current owners are doing, freeing up the adjacent dining room for an alternate use.

The other side of a set of double doors from the living room is the dining room, perfectly capable of excelling in that role should you prefer a separate room, but also in a great position to support you in some other way. It has its own separate entrance via a small lobby to the side, making it ideal as a home office, offering a good degree of privacy yet still readily connected to the rest of the house.

To the rear of the house is the kitchen/breakfast room, nicely lit by windows to two separate aspects as well as a glazed door opening into the garden. There is a comprehensive array of wall and floor mounted cupboards providing generous storage along with ample worktop space. Within the cabinets are a full complement of all the integrated appliances you may need, along with designated space for free standing items. The rest of the capacious room is left open plan for you to place larger items such as a double fronted fridge/freezer and kitchen table, and is comfortably large enough to incorporate those as well as a nice breakfast bar should you desire one.





In the private wing of the house are the four bedrooms, three of which can be considered as comfortable doubles, along with the family bathroom that boasts a separate bath and shower. Three of the bedrooms benefit from built in wardrobes, with the main bedroom also boasting a large en suite bathroom with bath and shower as well as delightful glazed double doors opening directly out into the rear garden.

Exterior:

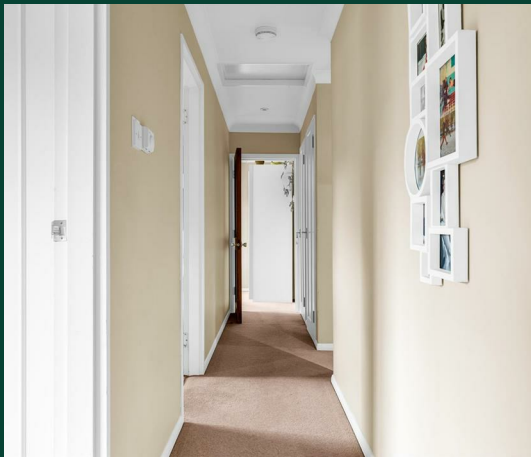
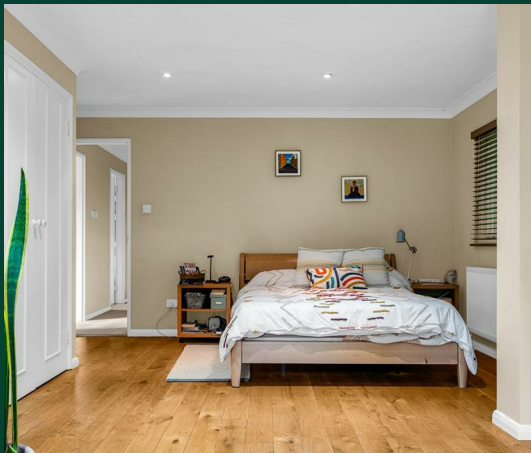
Set well back from the quiet road on which it is placed, the bungalow sits at the end of a driveway that opens out into a substantial parking area which curves around the very large triple garage/workshop which has its own useful WC. The house itself has minimal visual impact on its wonderful natural surroundings, occupying the space very comfortably. The grounds slope gently away past the house in a lovely amalgam of lawns, raised flower beds, trees and bushes, with a pretty pergola festooned with climbing roses outside the main entrance. A small patio at the rear links the paved pathways which stretch away into the natural woodland at the far boundary. Mainly left as nature intended, with a light-touch maintenance approach, this is a serene and calming space to spend some quality time.

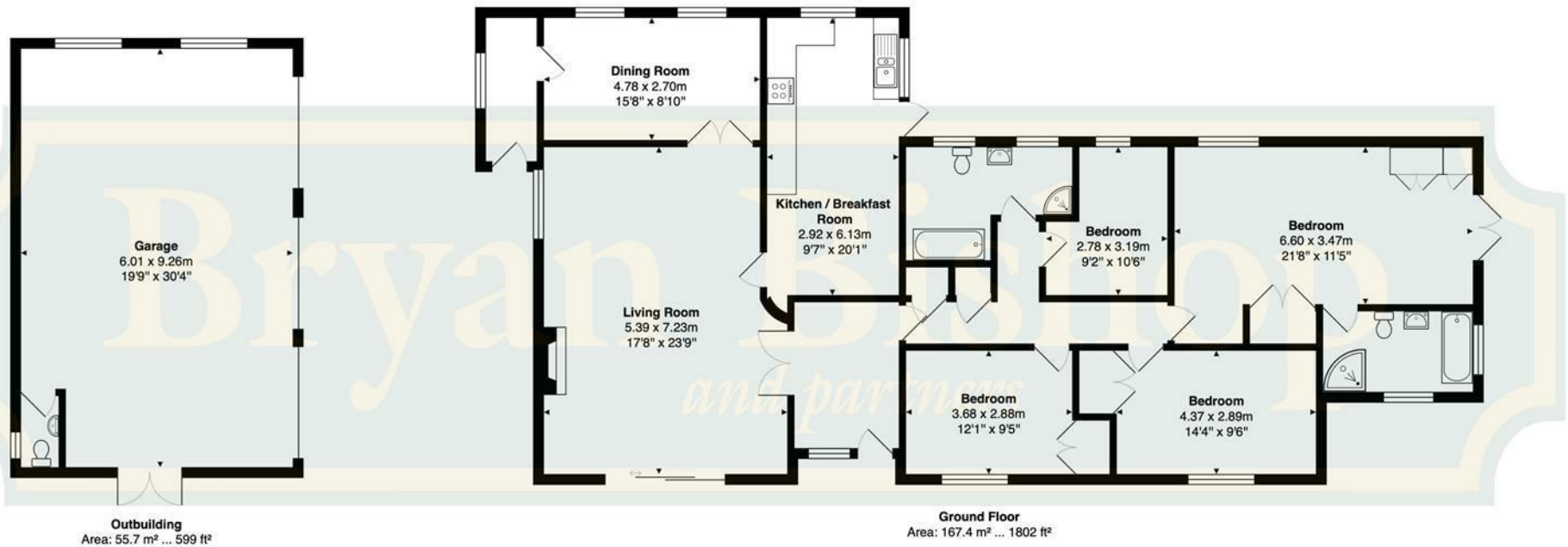
Location:

This wonderful property is just a few minutes walk from the lovely village green that occupies the centre of Burnham Green. Surrounded by fabulous country pubs, both in the village and the other well supported villages that surround it, this is an extremely desirable location in the heart of the Hertfordshire countryside. A few minutes drive from mainline train services in Welwyn that can place you in London King's Cross within 20 minutes and similarly just a mile or so from the A1(M), this immaculate family home enjoys the best of both worlds - open countryside on your doorstep but easily connecting by road and rail both north and south for work and leisure, it's hard to beat.



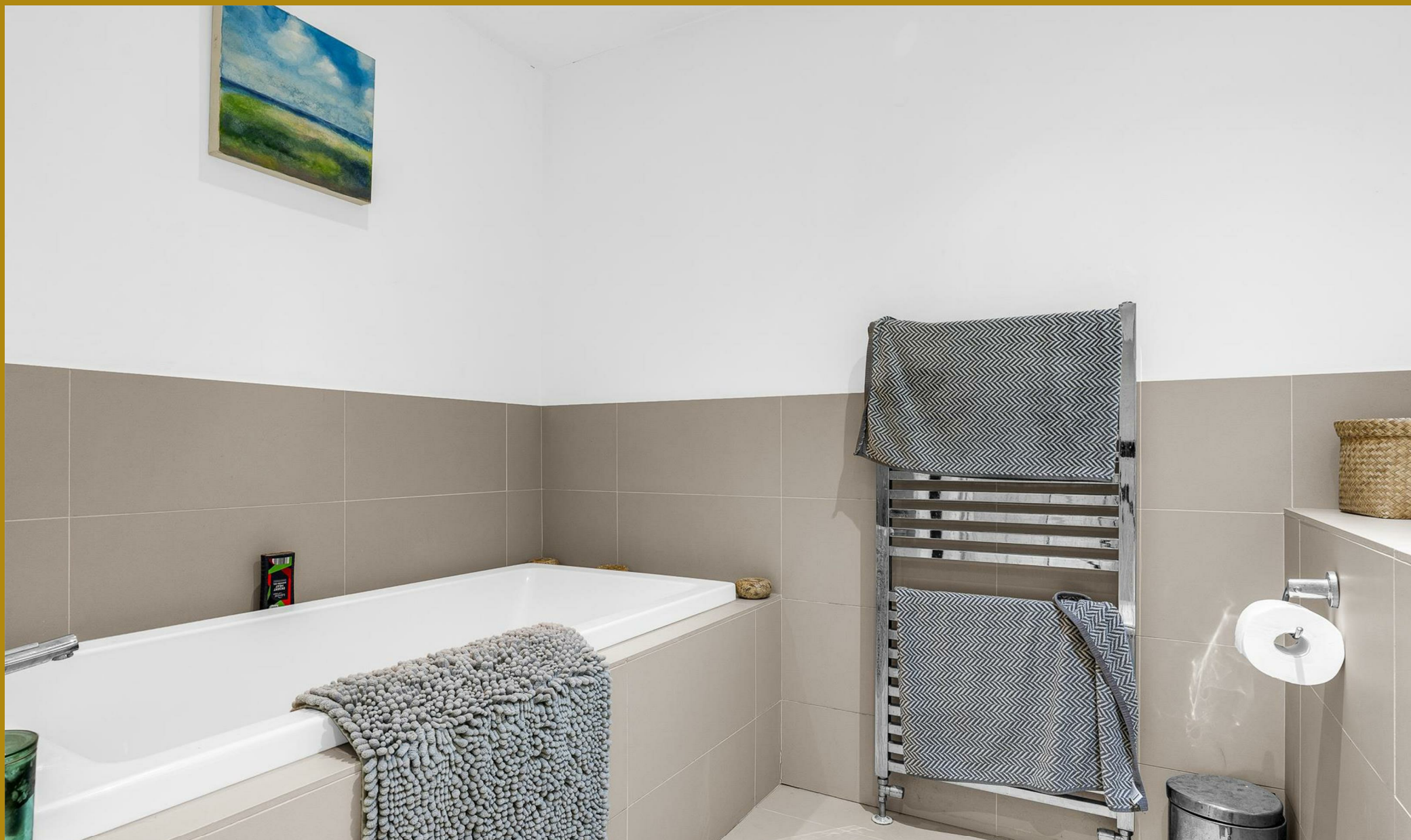






Total Area: 223.1 m² ... 2401 ft²

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		
	68	80
England & Wales		
EU Directive 2002/91/EC		



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