



**Bryan Bishop**  
*and partners*

**Parkside**  
**Welwyn, AL6 9DQ**



# Parkside

Welwyn, AL6 9DQ

Bryan Bishop & Partners are delighted to present to the market this well-appointed four-bedroom family home, ideally situated within a short walk of Welwyn Village and offering excellent transport links to London and the North.

The ground floor provides generous and versatile accommodation, beginning with a spacious entrance hall. The 15'6" living room features a charming fireplace and enjoys a bright, welcoming atmosphere. A separate dining room offers an ideal space for formal entertaining, while the cloakroom/W.C. is finished to a high standard. The open-plan kitchen/breakfast room is fitted with a comprehensive range of base and eye-level units, granite worktops, a breakfast bar, and integrated appliances, all overlooking the private rear garden. A well-equipped utility room adjoins the kitchen for added convenience.

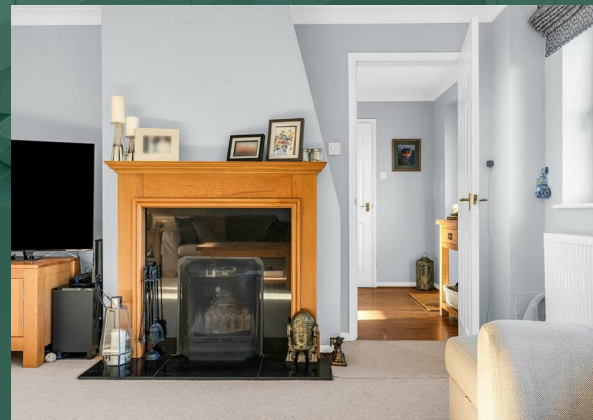
Upstairs, the property offers three well-proportioned double bedrooms, with the fourth being a small double. The principle bedroom benefits from built-in wardrobes and its own ensuite bathroom. The remaining bedrooms are served by a contemporary family bathroom located off the landing.





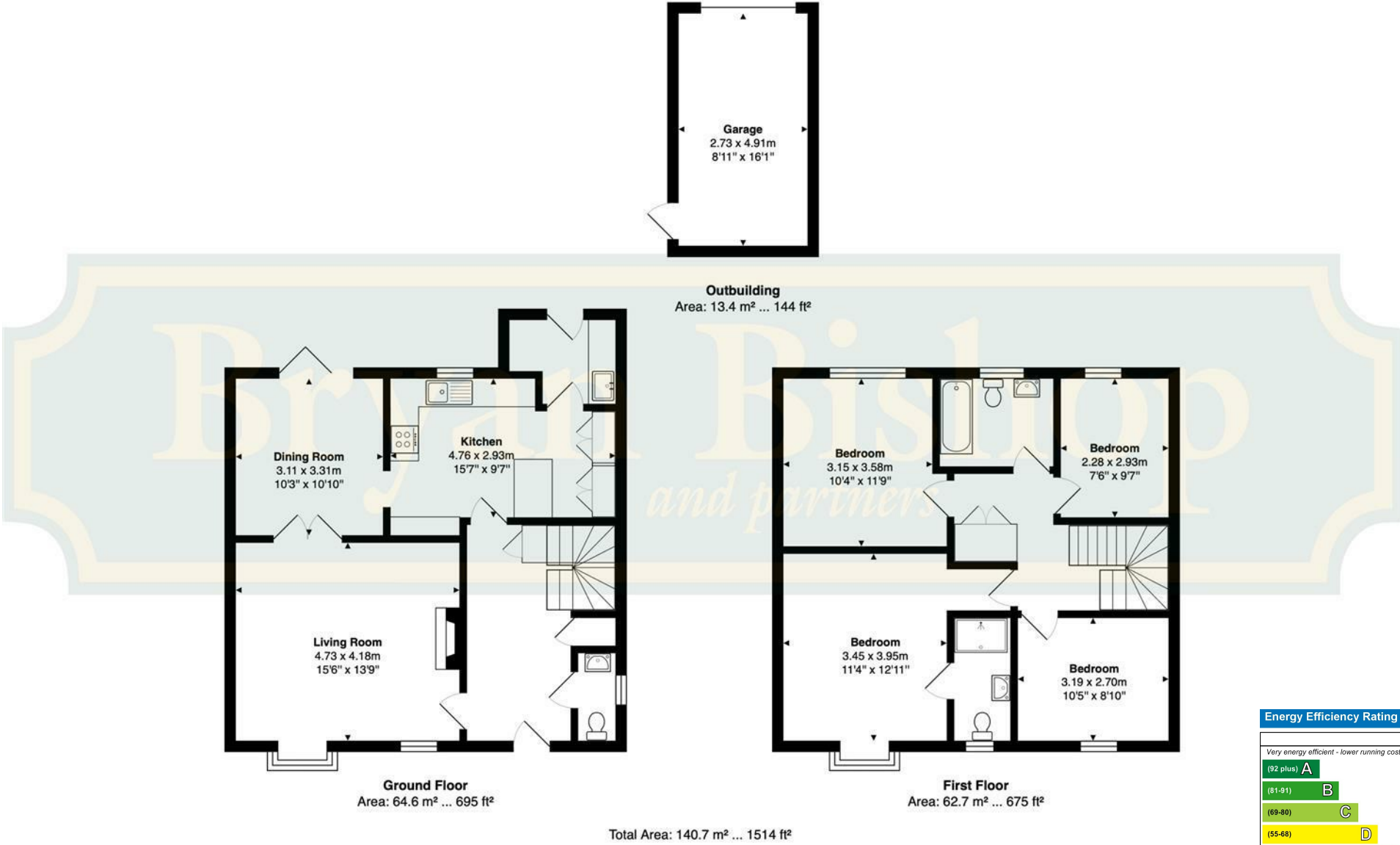
Externally, the home features a resin driveway with ample parking for multiple vehicles and a detached single garage positioned to the rear. Set at the end of an attractive cul-de-sac, the property enjoys a predominantly lawned rear garden with an appealing patio area, ideal for outdoor entertaining. Mature shrubs, climbers, and well-tended flower beds complement the space, while a rear pedestrian gate provides direct access to Mill Lane, a level and convenient stroll into Welwyn Village.

Welwyn Village offers an excellent selection of boutique shops, three restaurants, six pub/restaurants, a Tesco Express, and a doctor's surgery. Transport connections are superb, with the A1(M) junction 6 just half a mile away and Welwyn North Station approximately 1.5 miles distant, providing fast services to London King's Cross in around 25 minutes.









| 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 |         |                         |
|                                             | 67      | 70                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



**Bryan Bishop**  
*and partners*

6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

