



Bryan Bishop
and partners

Firway Close
Welwyn, AL6 0RE

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this generously proportioned, chain-free, four/five bedroom, three bathroom detached family home, set at the end of a quiet residential cul de sac in the highly desirable Oaklands area of Welwyn. This substantial property enjoys a lovely quiet elevated position with off-street parking for numerous cars as well as a detached garage, and has enormous flexibility designed into the layout with three bedrooms and two bathrooms upstairs supplemented by the opportunity to configure two further bedrooms downstairs, with one of them enjoying a fabulous en suite shower room. Offered for sale chain free, this superb home is ready for an early and smooth completion for the right buyer.

Accommodation:

The pretty front door, inset with an attractive decorative shaped glass panel and flanked by a full height opaque window on one side, opens into a large square entrance hall. The generous size and great shape of the space make it more of a reception room really, with plenty of opportunity to furnish the space whilst still leaving ample room to ensure your visitors all receive a warm welcome. From here there is a useful open plan connection through to the dining area of the kitchen/dining room as well as doors through to the living room, and doors into two additional rooms that could be used as valuable ground floor bedrooms if so desired.



Approximate Gross Internal Area 1827 sq ft - 170 sq m

Ground Floor Area 1028 sq ft – 96 sq m

First Floor Area 799 sq ft – 74 sq m



Garage

Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
EU Directive 2002/91/EC		





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