



Bryan Bishop
and partners

WHITE GATES

Broom Hill
Welwyn, AL6 0SF



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Bryan Bishop and Partners are delighted to bring to the market this wonderful three bedroom, two bathroom detached bungalow set along a quiet residential road in the ever popular Oaklands area of Welwyn. Enjoying spacious and practical accommodation with generous gardens to the front and the back of the property, this single storey family home will suit everyone from the age of one to ninety-one.

Accommodation:

The pretty front door, inlaid with patterned glass panels, is set within a protective recessed porch and welcomes you into a spacious T shaped entrance hall that leads in from the main door and then extends in both directions through the house. Intelligent design has grouped the main day to day living rooms together into one area, leaving the bedrooms accessed from the inner hallway the other side of the entrance hall, thereby successfully creating two distinct areas, one public and one private.

The first room along the hallway is the family bathroom, ideally placed to also serve as a guest cloakroom. Featuring a bright white suite with a corner bath, half tiled walls and a neat contrasting tiled floor, this room enjoys abundant natural daylight through the two front facing windows and could easily be configured to add in a separate shower.

Occupying the front corner of the property is the nicely proportioned kitchen, another light and airy room thanks to the large window to the front aspect. The kitchen enjoys a great ergonomic layout, ensuring everything you need falls readily to hand, and benefits from a substantial array of wall and floor mounted cupboards fitted around the perimeter, providing ample cupboard space as well as plenty of worktop area. Set within the cupboards are a full range of integrated appliances, including a double oven, hob and retractable extractor hood, as well as space for a free standing washer/dryer.

To the rear of the kitchen, just across the hallway, is the substantial living room. This is a large room by any measure, being over twenty-two feet long by fourteen and a half feet wide, and as such presents a number of opportunities as to how you furnish and lay it out to best suit your needs. With two large picture windows set into two aspects it is flooded with natural light throughout, and the lovely traditional fireplace at one end provides a really attractive focal point as well as cosy warmth through the winter months. Additional flexibility is provided by the doorway out into the rear garden, along with the large interconnecting dining room on the other side of an attractively shaped archway. The living room is easily large enough to multi-task as a living room and dining room, leaving the dining room free to take on a different role if so desired. It's square shape, generous size and great connectivity to the other day to day living areas would make it perfect in any number of functions, the obvious ones being a playroom, snug/TV room, library/reading room or a study/home office.

At the other end of the hallway are the three bedrooms, two of which are comfortable doubles. the main bedroom is easily large enough for a king size bed and other occasional furniture besides and boasts a generous en suite shower room.



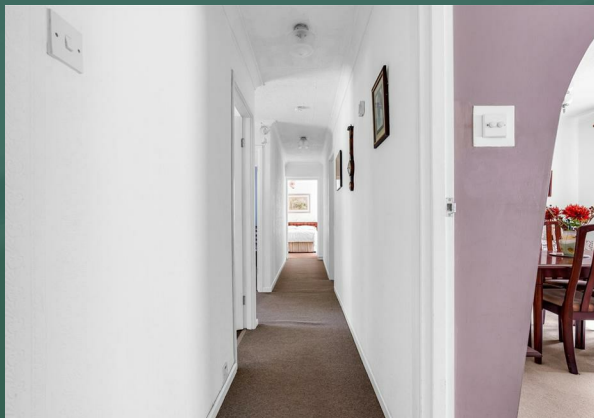


Exterior:

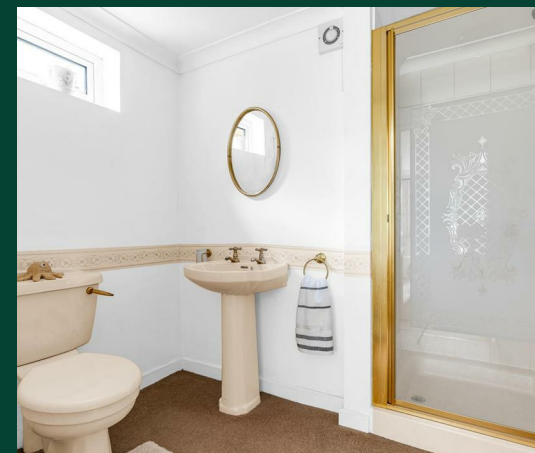
The property is set well back from the quiet residential road on which it sits, with an attractive and substantial frontage. A carriage driveway sweeps up to and across the front of the house, opening into a generous parking area before continuing on around a centrally placed raised flower bed and returning back to the roadside. There is ample opportunity to easily modify the frontage to provide even more off street parking should you need to. An up and over garage door opens to reveal a neat storage/workshop area, great for bicycles, gardening equipment etc. The rear garden is accessed through a separate gate to the side of the house via a small courtyard, and is a lovely natural space with a spacious area of lawn interspersed with flower beds and delightfully sculpted and shaped borders. A generous patio runs across the rear of the property, set between the dining room and living room, which is partially enclosed by a decorative brick built surround with two arches offering uninterrupted views out across the garden whilst also providing a superb sheltered space for relaxing as a family and entertaining guests. The garden is wonderfully private with mature hedges, bushes and specimen trees all around the boundary, and is fully secure and enclosed, making it a fabulous space for pets and children.

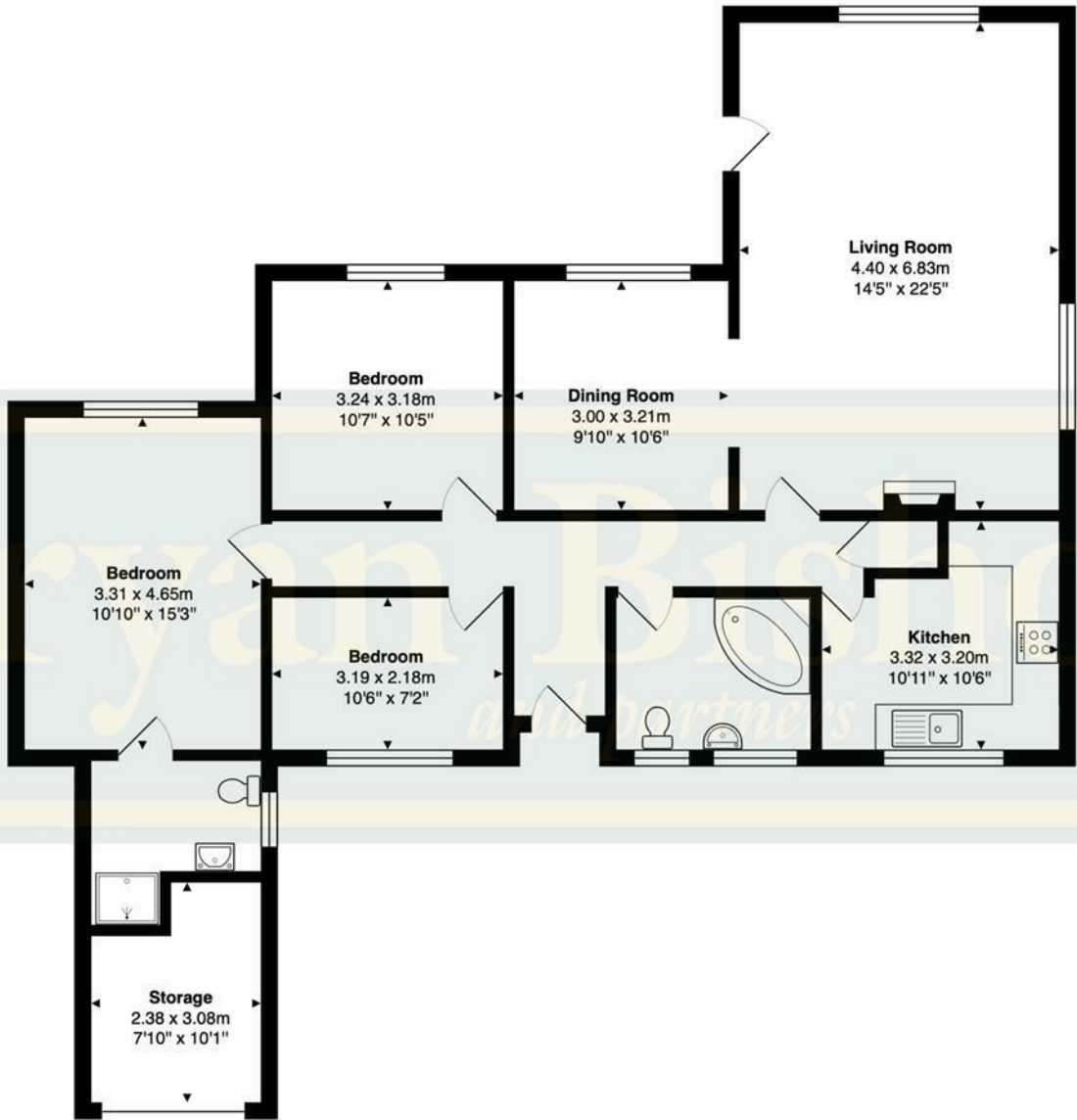
Location:

This lovely bungalow is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.









Ground Floor

Total Area: 115.9 m² ... 1247 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		
England & Wales		
EU Directive 2002/91/EC		



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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

