



Bryan Bishop
and partners

Parkside
Welwyn, AL6 9DQ



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Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom family home in immaculate decorative order, completely ready to move in and enjoy. With a great location just a few minutes walk away from the centre of the popular village of Welwyn, a lovely private garden and conveniently placed garage this property has a great specification along with a clever use of open plan living space.

Accommodation:

The front door opens onto an attractive hallway which has doors leading to the kitchen, the living room and a really convenient downstairs cloakroom. The kitchen is well served by plentiful storage cupboards and a range of appliances. The living room is a large square space with plenty of natural light coming through the multiple windows and the glass double doors opening onto the garden. The living room opens directly onto the dining room through a large archway, maximising space and the flexibility of use.

Upstairs there are 3 bedrooms and a family bathroom, with a shower fitting over the bath. The main bedroom enjoys large fitted wardrobes and an en-suite shower room.

Exterior:

Approached by a nice lawned area to the front, the property is offset to its neighbours, giving the front aspect a spacious and open feel. To the rear is a lovely garden of a good length. It is well designed with clever landscaping creating separate areas for multiple patios, lawn and extensive flower borders. This is a super place for spending quality family time. The property benefits from a separate garage which can be accessed from the rear garden.

Location:

Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants, as well as dentists and doctors. More extensive amenities can be found in Welwyn Garden City, just 3 miles to the south. Welwyn North station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.



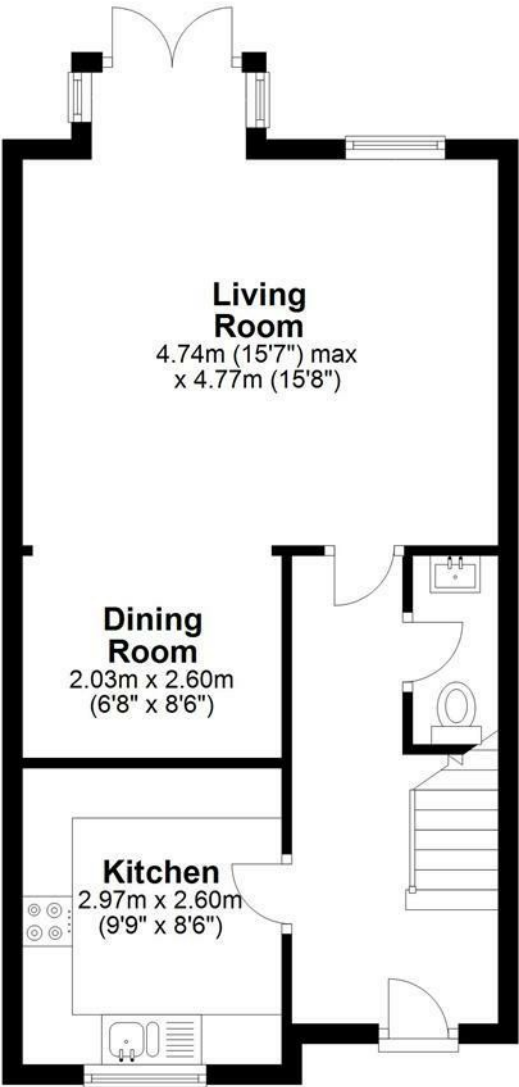






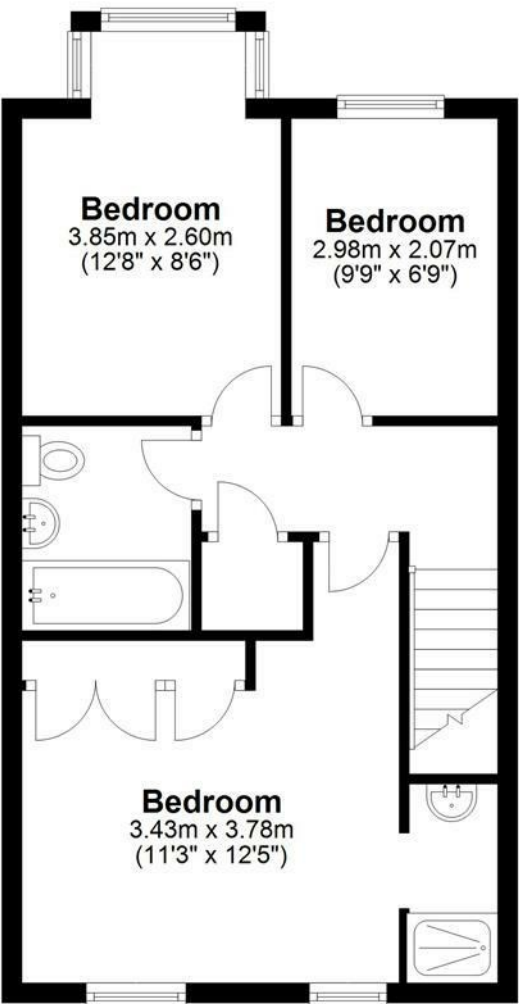
Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Outbuilding

Approx. 12.8 sq. metres (138.3 sq. feet)



Total area: approx. 99.4 sq. metres (1069.7 sq. feet)

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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