



Bryan Bishop
and partners

Honeymead
Welwyn, AL6 0EG



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Bryan Bishop and Partners are excited to bring to market this delightful family home. Split over three floors, with a blend of modern features and benefits, in a quiet village location.

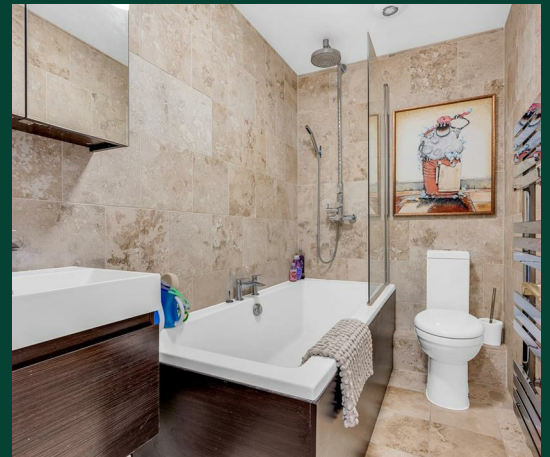
The ground floor comprises a lounge area, downstairs W/C, newly modernised kitchen/diner with underfloor heating, fitted appliances and quooker tap with patio doors leading to the rear garden. On the first floor there is a family bathroom, landing storage and two bedrooms, with the master benefitting from an en-suite wet-room with underfloor heating. The top floor provides another bedroom, with plenty of eves storage. Externally, there is a secluded rear garden with two patio areas and lighting and to the front, a garage and private driveway. The property also benefits from a recently fitted boiler.

Honeymead is a private cul-de-sac, in the popular village of Digswell. Welwyn North mainline railway station with fast and frequent services into London Kings Cross and Moorgate is within very short walking distance, providing good transport links via road is the A1(M) which is within easy access. Excellent local primary and secondary schooling are also close by. The town centre of Welwyn Garden City is just a short drive away, with an abundance of shops and a mainline railway station.



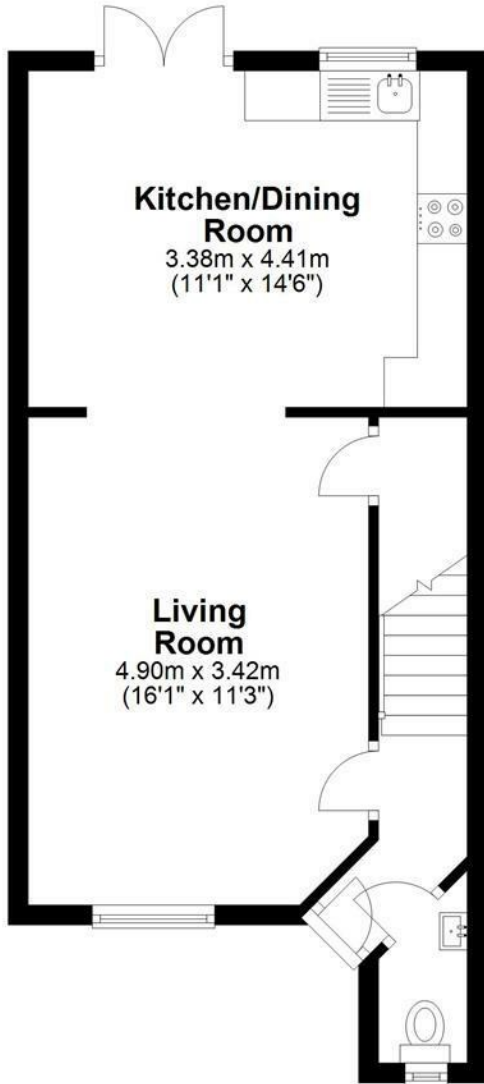






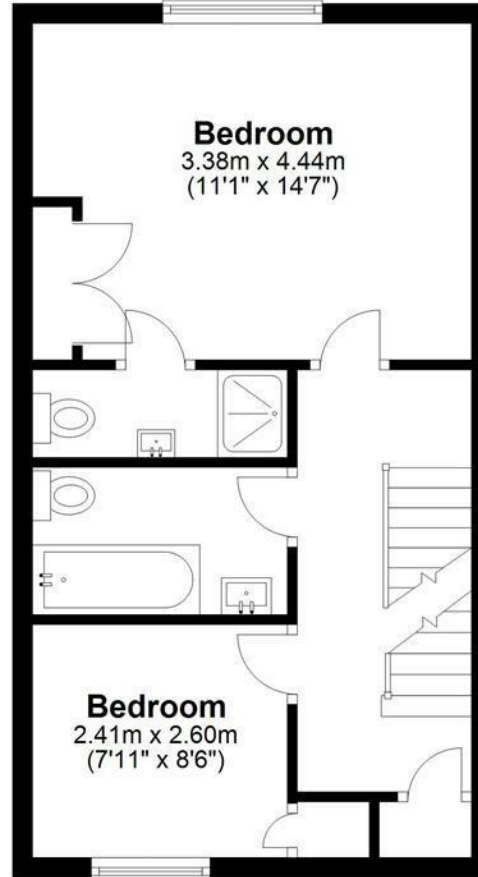
Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



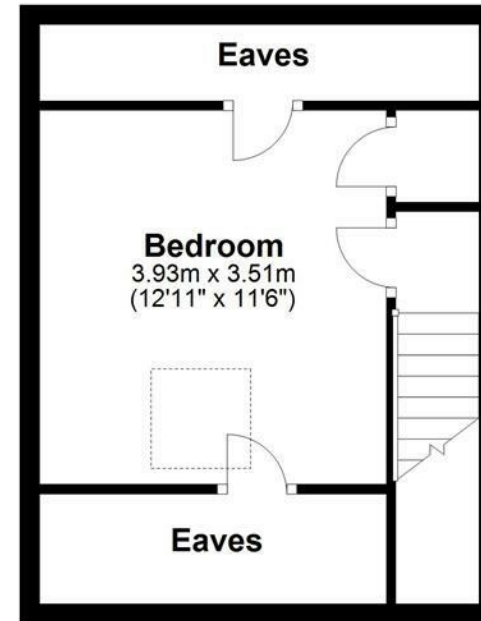
First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Second Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Total area: approx. 102.3 sq. metres (1101.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

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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