



**Bryan Bishop**  
*and partners*

**Rosecroft Lane**  
**Welwyn, AL6 0UB**

# Rosecroft Lane

## Welwyn, AL6 0UB

### Summary

#### Summary:

Bryan Bishop and Partners are delighted to bring to the market this enchanting three bedroom, two bathroom detached bungalow set along a quiet residential cul-de-sac within the extremely popular Oaklands area of Welwyn. The property is set on a substantial plot with a large west facing rear garden that comes with a charming timber summer house. To the front a gated driveway leads to an attached garage, offering ample off street parking as it extends past a further garden in front of the house that would readily adapt to offer additional parking if required. The accommodation offers multiple separate living rooms as well as a fabulous conservatory, benefiting from a flexible layout that could easily be reconfigured to provide further bedrooms if so desired.

#### Accommodation:

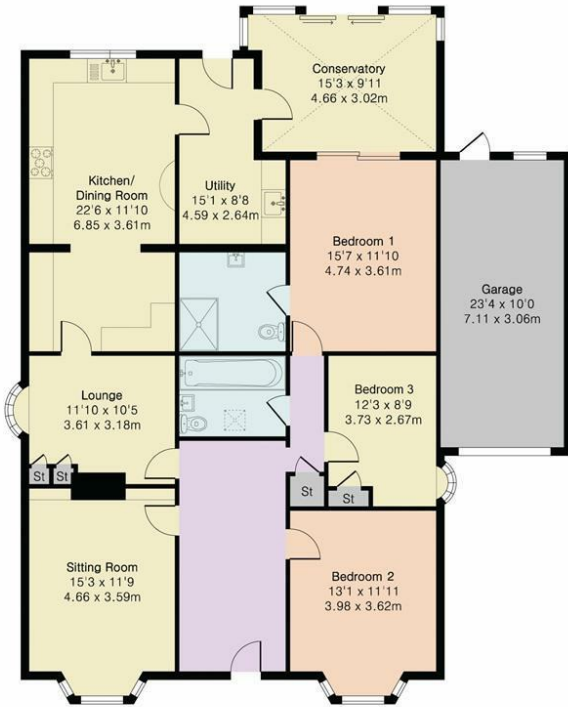
The front door is set within a useful recess that provides excellent weather protection and opens into a generous reception area within. From here doors lead into the front facing bedroom, sitting room and the cosy lounge, whilst a further inner hallway extends back through the house, leading to the other bedrooms and the family bathroom, which also gives great service as a guest cloakroom.

The sitting room is a lovely room, comfortably large enough for multiple sofas and chairs, but also well proportioned and abundantly lit by the charming bay window overlooking the front garden that is set beneath an elegantly shaped ceiling. The far wall is graced by a traditional wood burning stove, with a decorative fireplace of exposed brick and stacked tiles surrounding it, offering an attractive focal



Approximate Gross Internal Area 1725 sq ft - 160 sq m  
(Excluding Garage)

Garage Area 234 sq ft - 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| 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>                            |         |           |
| (55-60) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 70      | 76        |

England & Wales EU Directive 2002/91/EC



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