



Bryan Bishop
and partners

The Avenue
Welwyn, AL6 0PN



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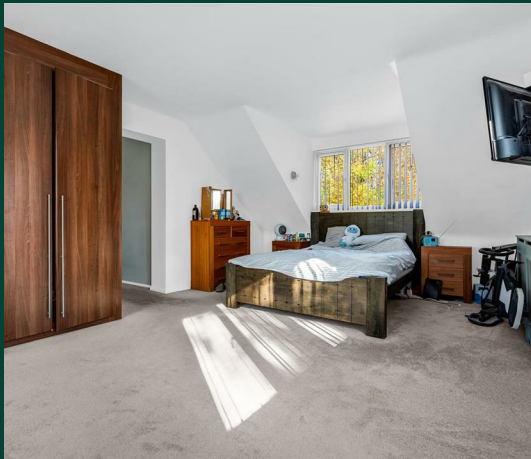
Welwyn, AL6 0PN

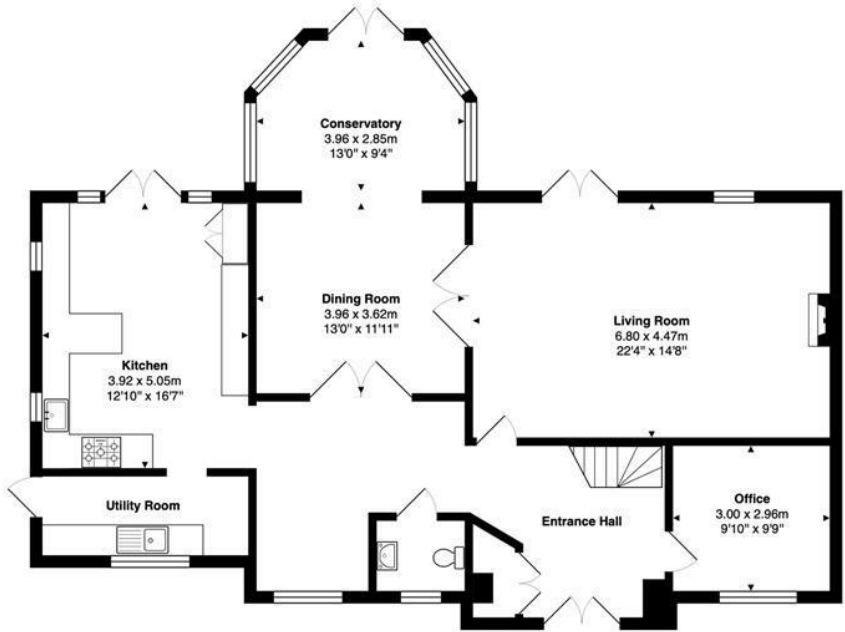




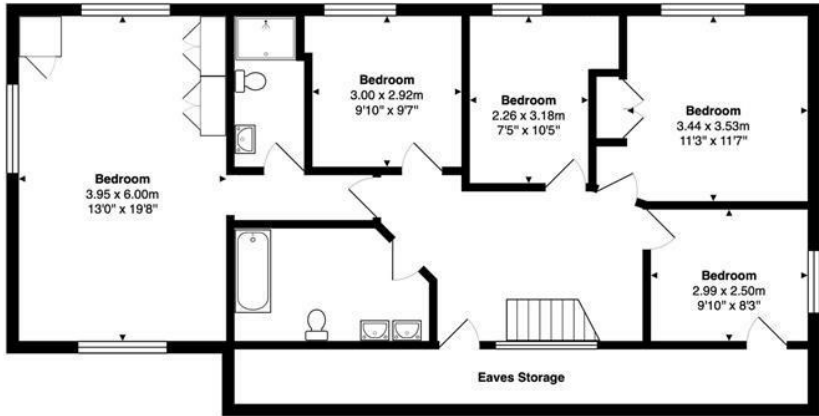




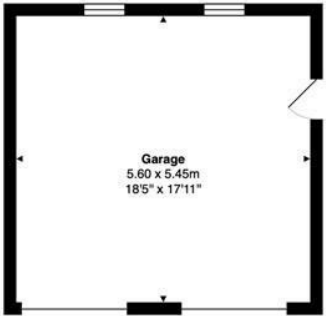




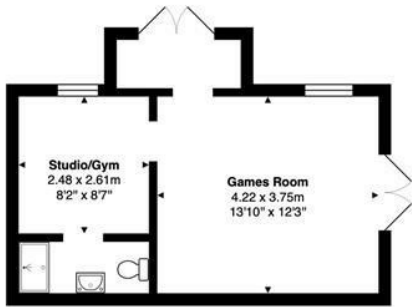
Ground Floor
Area: 121.2 m² ... 1304 ft²



First Floor
Area: 106.2 m² ... 1143 ft²



Outbuilding
Area: 30.6 m² ... 329 ft²



Outbuilding
Area: 28.2 m² ... 304 ft²

Total Area: 286.1 m² ... 3080 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

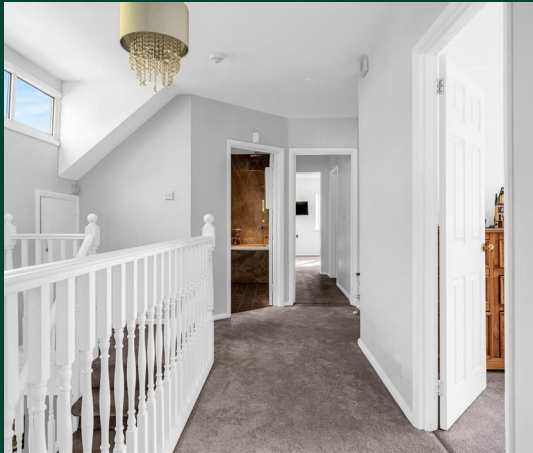
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, 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		
	74	78
EU Directive 2002/91/EC		
England & Wales		









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