



**Bryan Bishop**  
*and partners*

**Sevenacres**  
**Tewin, AL6 0FD**  
**£3,250 Per month**







# Sevenacres

Tewin, AL6 0FD

A wonderful five bedroom, three bathroom modern family home with two spacious reception rooms and a kitchen/breakfast room with a range of base and eye level units, complete with integrated dishwasher, washing machine, fridge/freezer and oven with hob. Further to the ground floor is a cloakroom, integral garage and large storage cupboard.

On the first floor there are four great sized rooms three of which are served by a family bathroom. The largest room has fitted wardrobes and an en-suite shower room. To the second floor is a Master suite with fitted/walk through wardrobe area and en-suite bathroom facilities.

The house is situated in a private gated development, walking distance to two pub restaurants and a village shop. There is an attractive village green and many idyllic countryside walks. Welwyn North train line is a 3 minute drive and has superb links into London's Kings Cross. There are two pleasant market towns within a 10 minute drive, Hertford and Welwyn Garden City.

The property is offered unfurnished and immediately available.











## **GROUND FLOOR**

Entrance Hallway  
Living Room  
Kitchen/Dining Room  
Family Room  
Cloakroom  
Integral Garage

## **FIRST FLOOR**

First Floor  
Landing  
Bedroom Two  
En-suite  
Bedroom Three  
Bedroom Four  
Bedroom Five

Family Bathroom

## **SECOND FLOOR**

Landing  
Main Bedroom  
En-suite

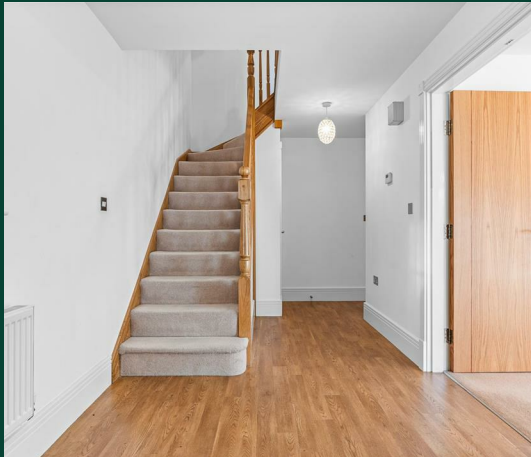
## **EXTERIOR**

Garden  
Driveway





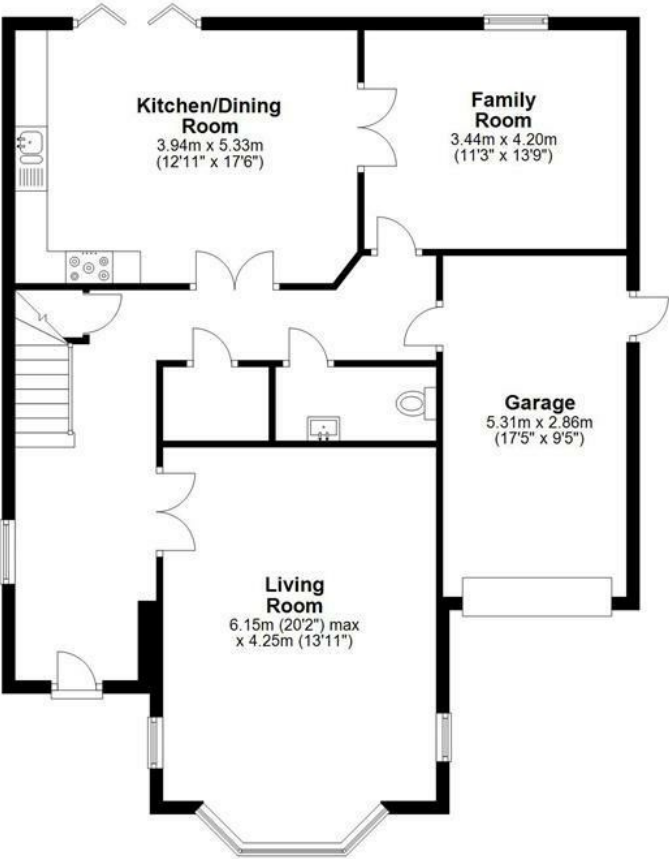






**Ground Floor**

Approx. 101.4 sq. metres (1091.0 sq. feet)



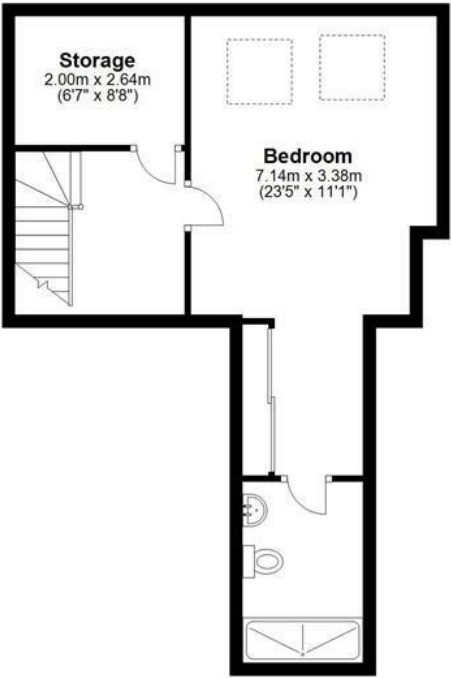
**First Floor**

Approx. 85.7 sq. metres (922.4 sq. feet)



**Second Floor**

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 227.2 sq. metres (2445.5 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.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		















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