



**Bryan Bishop**  
*and partners*

**Mill Lane**  
**Welwyn, AL6 9ET**

**Guide price £475,000**



# Mill Lane

Welwyn, AL6 9ET

## Summary:

An exceptionally appointed, modernised and extended two/three bedroom Victorian cottage dripping in charm and character. Available chain free with private rear garden and rear access, located in the heart of Welwyn Village.

## Accommodation:

Enter the property off the quiet Mill Lane into the living room with stunning exposed brick and chimney feature wall with log burning stove. The living room is open to the kitchen which has been refitted by the current owners, to include a range of base and eye level units with tiled flooring, Velux roof windows, French Doors and rear aspect windows that allow an abundance of natural light to flood into the space.

To the first floor there is a central landing that leads to the three bedrooms and family shower room, there are two good sized double bedrooms and a third single.

## Outside:

The exterior of the property benefits from a private rear patio garden with outbuilding that is plumbed for washing machine and sink, with tiled flooring, perfect for utility and storage. There is side access to Mill Lane and rear access to Titmus Yard where there is parking on a first come first served basis.

## Location:

The Village boasts a fine range of boutique shops, three restaurants, six pub/restaurants, Tesco Express and a doctor's surgery. Transportation links are on hand with A1(M) junction 6 within half a mile and Welwyn North station 1.5 miles distant (London Kings Cross 20 minutes by fast train).







## GROUND FLOOR

Entrance

Living Room

Kitchen/Diner

## FIRST FLOOR

Landing

Bedroom One

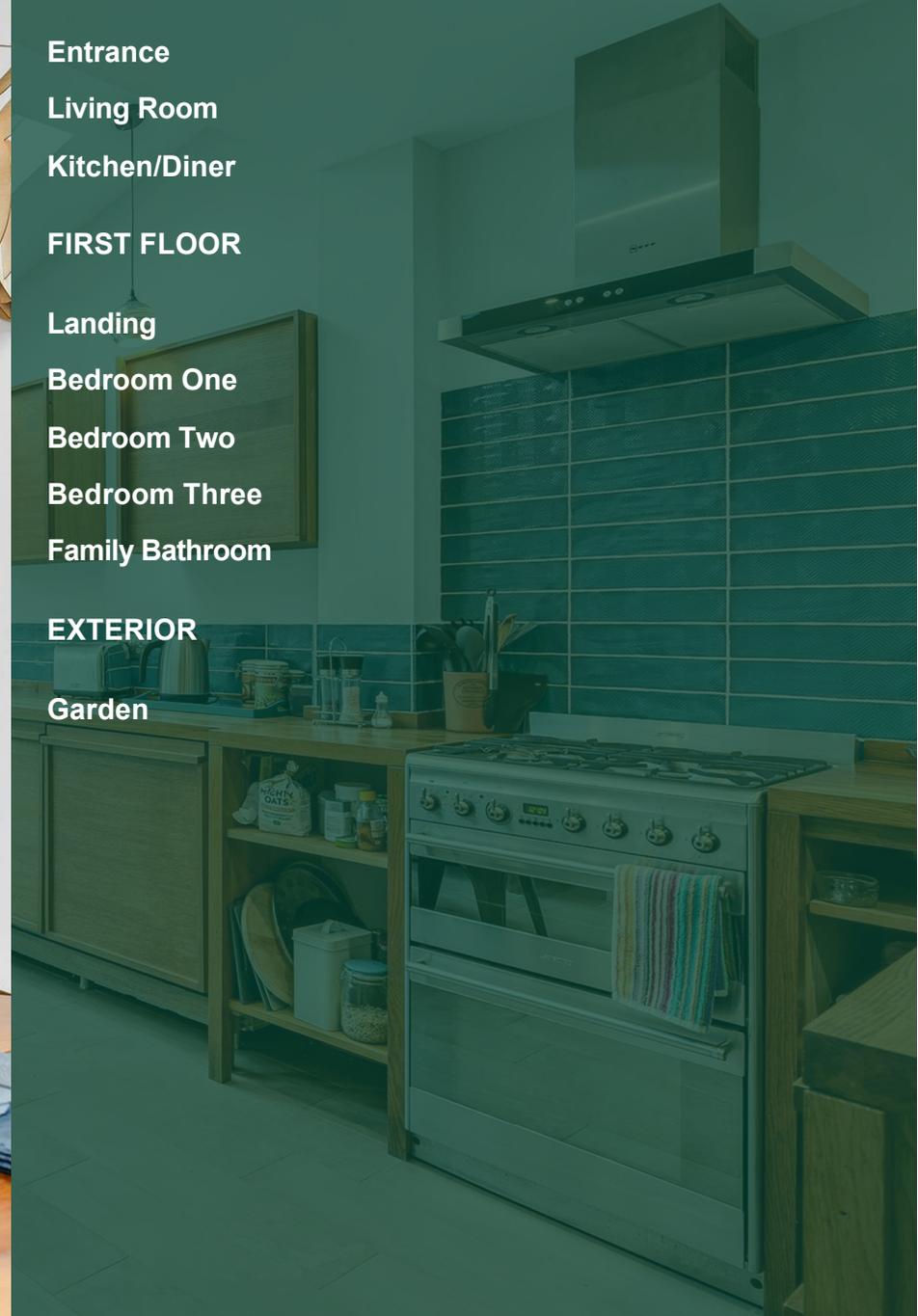
Bedroom Two

Bedroom Three

Family Bathroom

## EXTERIOR

Garden

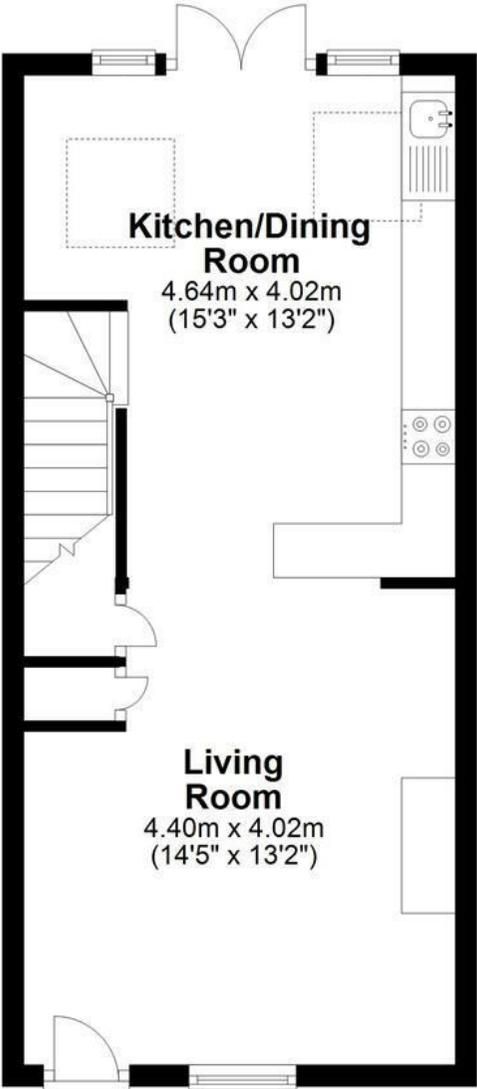






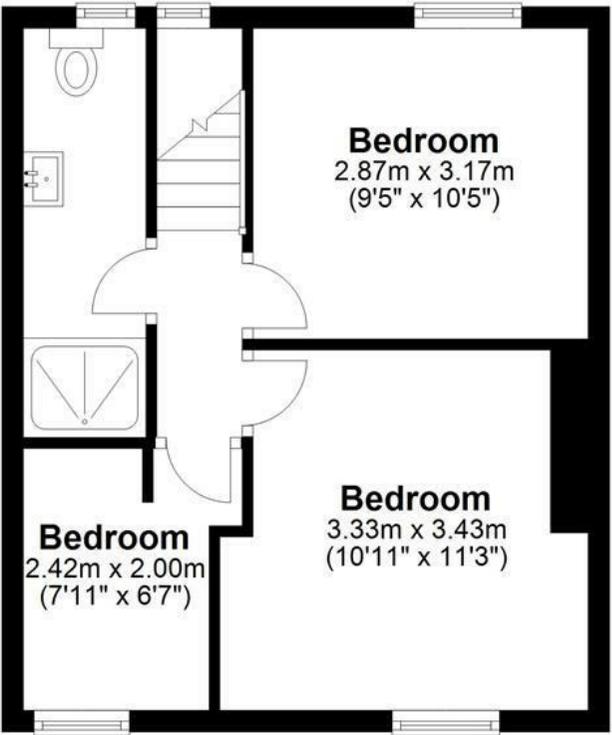
**Ground Floor**

Approx. 36.7 sq. metres (395.4 sq. feet)



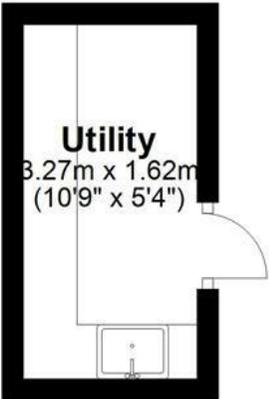
**First Floor**

Approx. 33.2 sq. metres (357.7 sq. feet)



**Outbuilding**

Approx. 5.3 sq. metres (56.9 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		73
(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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