



Bryan Bishop
and partners

The Green
Welwyn, AL6 9EA



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this stylish family home in a quiet but central part of the lovely and vibrant village of Welwyn. The property benefits from extensive ground floor expansion to the front, side and rear, providing well proportioned and flexible living space throughout. The end result is an incredibly versatile property, bathed in natural light, which would easily cope with all of a modern family's needs. The large and well placed windows and skylights throughout really bring the outside in for a homely yet bright feel. This is a home that really over-delivers on living space.

Accommodation:

The bright and spacious entrance lobby welcomes you with multiple skylights and doors to the large utility room, the living room, downstairs shower room, and double doors into the family/dining room.

The family/dining room is a great size and shape, being nearly 21 feet long. It is triple aspect with full length windows to the front and double doors at the rear opening onto one of the many patio areas.

The kitchen continues the theme with double aspect windows and a skylight enhancing the bright, clean fittings, complemented by the generous storage and comprehensive range of fitted appliances. The kitchen is supported by a very large utility room.

The living room is another large, square space boasting two sets of double doors out onto the garden and a large central skylight.

The well situated study provides a really pleasant opportunity to work from home whilst looking out on your garden through the double doors - what an office !

Climbing the modern staircase takes you to the first floor with 3 bedrooms and the family bathroom. Two of the bedrooms have fitted wardrobes.

Exterior:

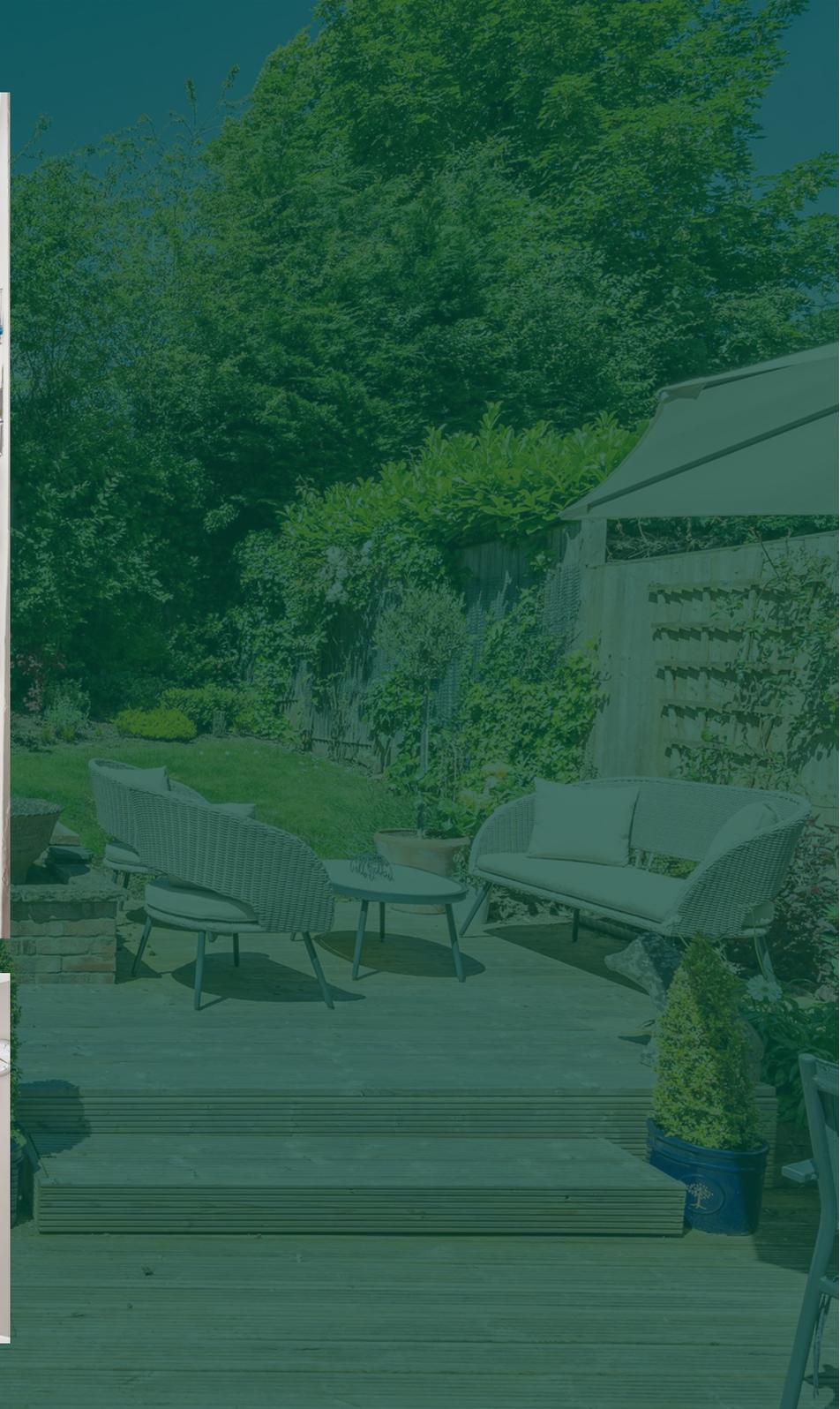
With a lawn and mature flowerbeds at the front the property has a nice approach along the drive with parking for multiple cars. The rear, west facing garden is stylish, practical and elegantly landscaped to provide multiple patios and decking areas spread across different levels. A fantastic space to entertain or just kick back and relax. Creative and attractive planting around the lawned areas complete the appeal of this secluded oasis.

Location:

Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants, as well as dentists and doctors. More extensive amenities can be found in Welwyn Garden City, just 3 miles to the south. Welwyn North station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.





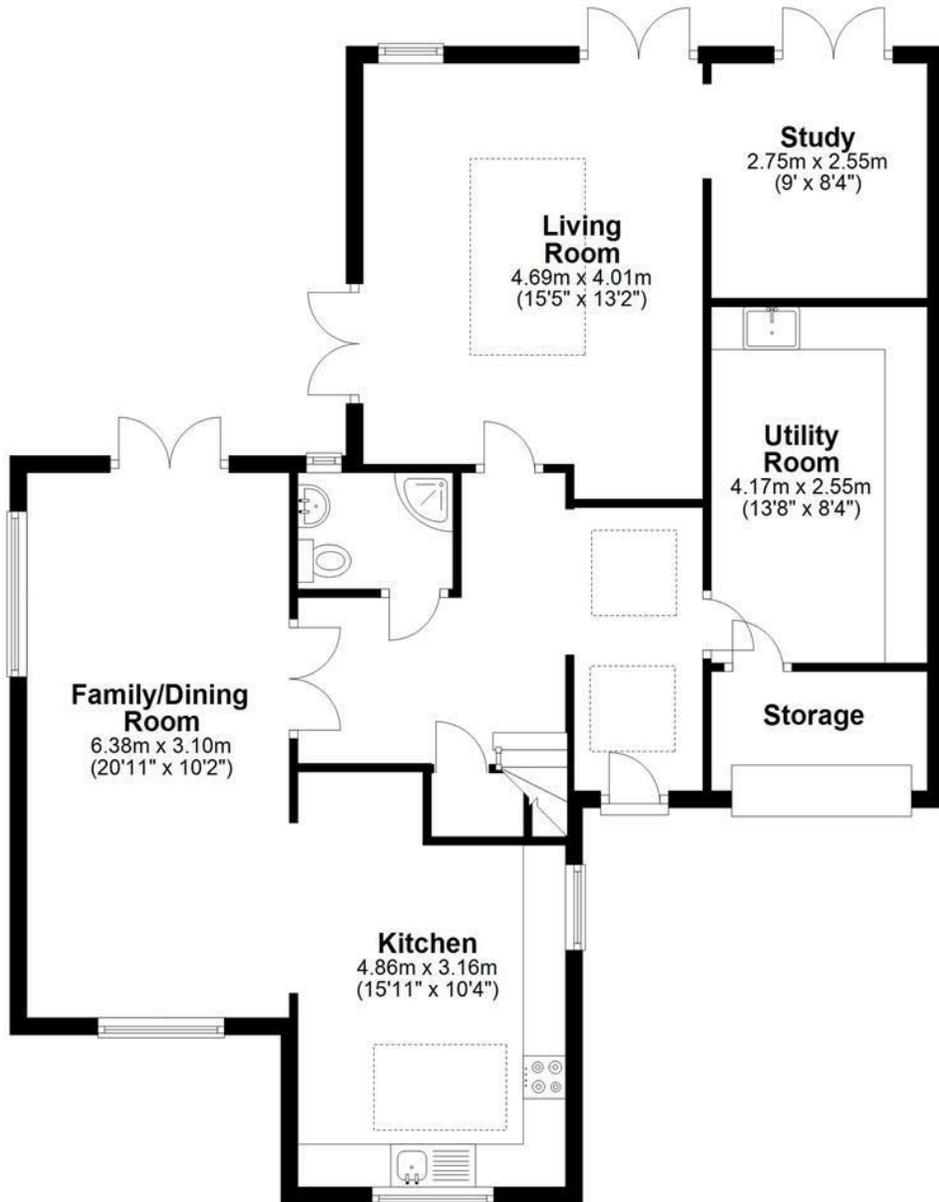






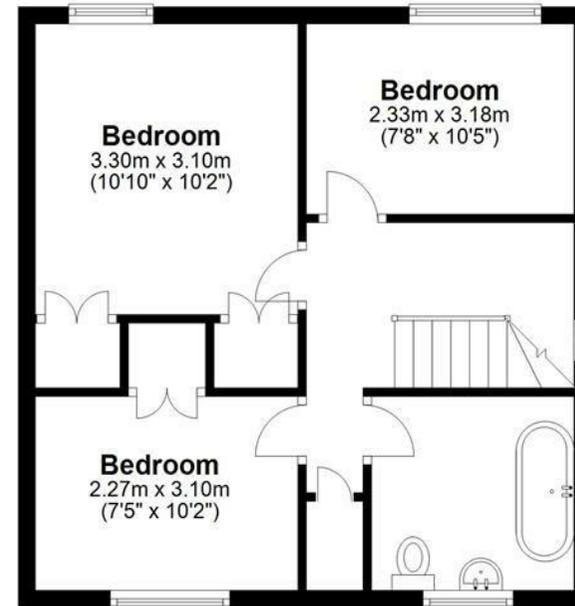
Ground Floor

Approx. 95.0 sq. metres (1023.1 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)

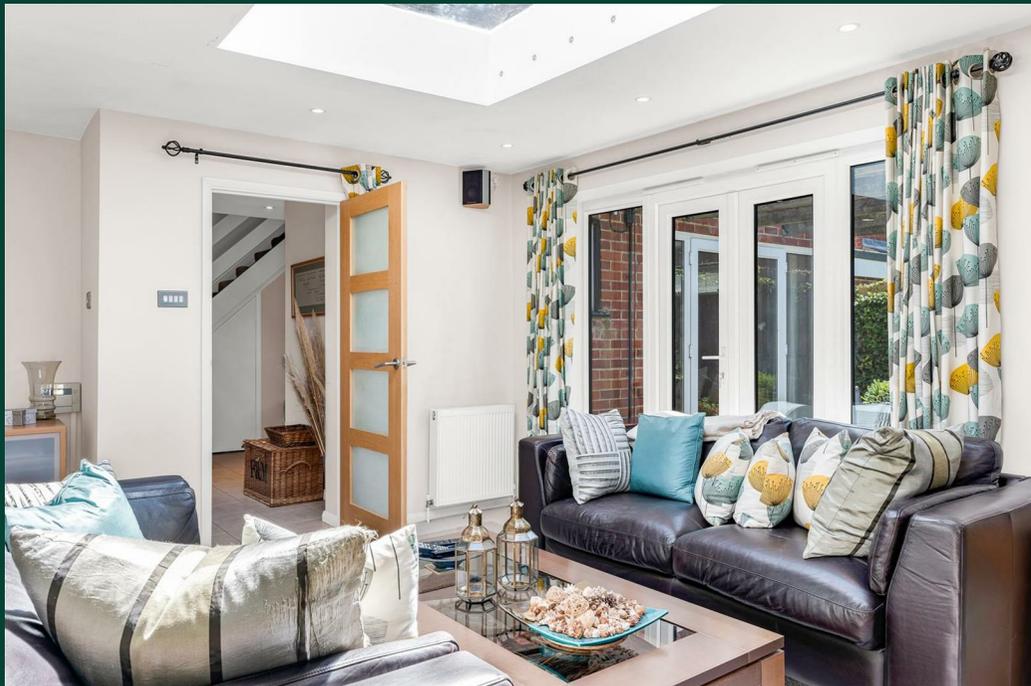


Total area: approx. 136.1 sq. metres (1464.5 sq. feet)

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			
		72	82
England & Wales		EU Directive 2002/91/EC	







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