



Bryan Bishop
and partners

Robbery Bottom Lane
Welwyn, AL6 0UW

Guide price £775,000



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Summary:

Believed to date from the 1950s, this home is tucked away on a peaceful country lane, just a short stroll from local shops, amenities, and picturesque rolling countryside. The sought-after village of Welwyn lies less than two miles distant, with convenient rail links available at Welwyn North, Welwyn Garden City, and Knebworth. Extended, updated, and thoughtfully modernised over the years, the property now offers spacious, well-balanced, and versatile accommodation arranged across two floors.

Accommodation:

As you step inside, you're welcomed by a generous entrance hall that leads into a cosy, inviting living room. Just beyond this, at the rear of the property, sits the stylish kitchen/diner, a practical yet elegant space designed for everyday living and entertaining. Its modern layout and spacious feel make it the true centre of the home, complete with French doors out onto the rear garden. Completing the ground-floor accommodation are two well-proportioned double bedrooms, both served by a contemporary shower room.

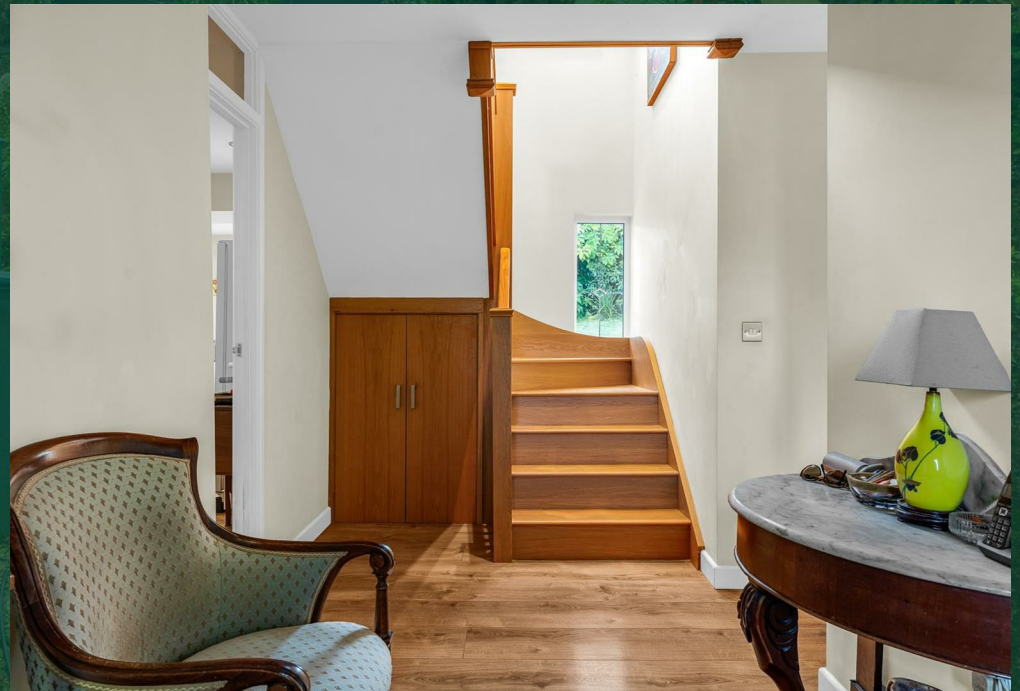
Upstairs offers an unexpected delight, with an abundance of space and natural light throughout. A generous landing leads to the principle bedroom, an exceptionally spacious double featuring a walk-in wardrobe and windows to both the front and rear. There is also another well-proportioned double bedroom overlooking the front of the property. Completing this floor and serving the bedrooms, is a large and luxurious bathroom with views over the rear garden.

Exterior:

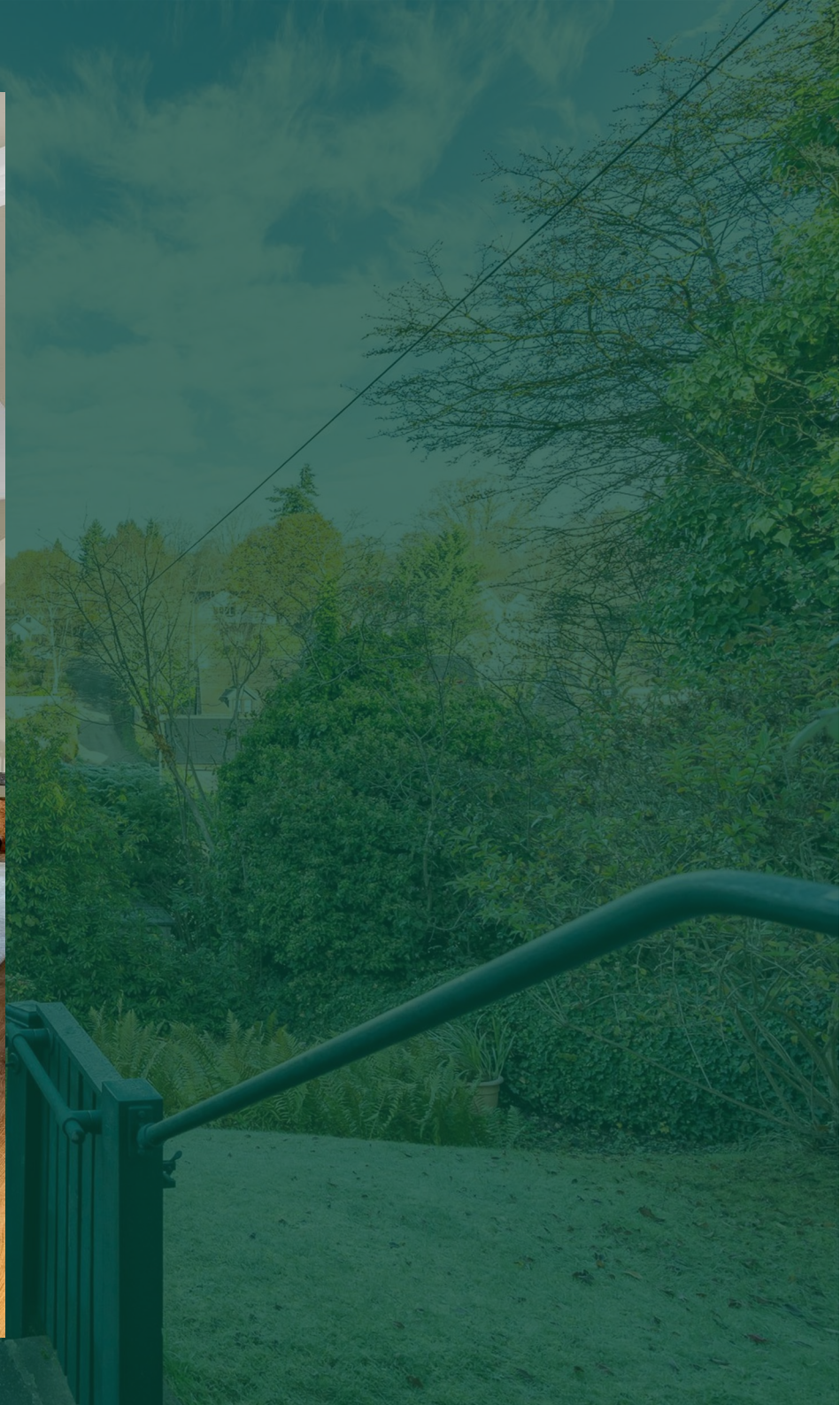
The exterior of the home is just as well thought out as its interior. Set well back on its plot, it enjoys a sense of privacy, creating a calm and secluded retreat. At the front of the property, there is a generous amount parking, complemented by a double garage for secure storage. The grounds are neatly maintained, and the property's elevated position provides sweeping views across the surrounding landscape.

Location:

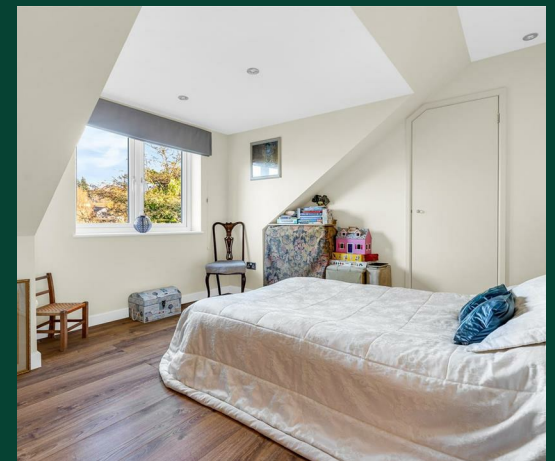
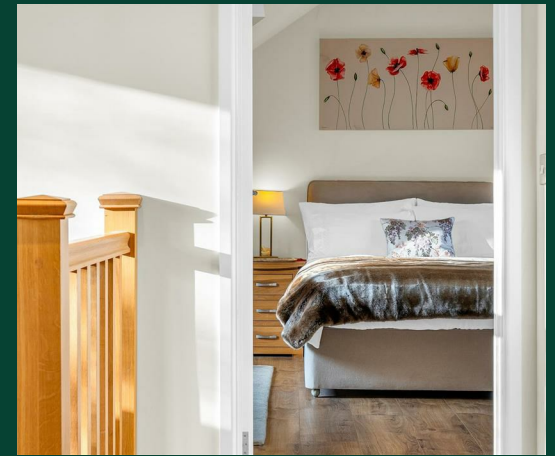
Robbery Bottom Lane sits in a sought-after part of Oaklands, surrounded by attractive countryside and scenic walking routes. A handy parade of local shops is just moments away, along with easy access to a well-regarded JMI school and a popular pub and restaurant. Both Welwyn Garden City and Welwyn Village are only a short drive from the area, offering excellent transport connections via the A1(M) and mainline rail services to London from Digswell, Welwyn Garden City, and Knebworth.

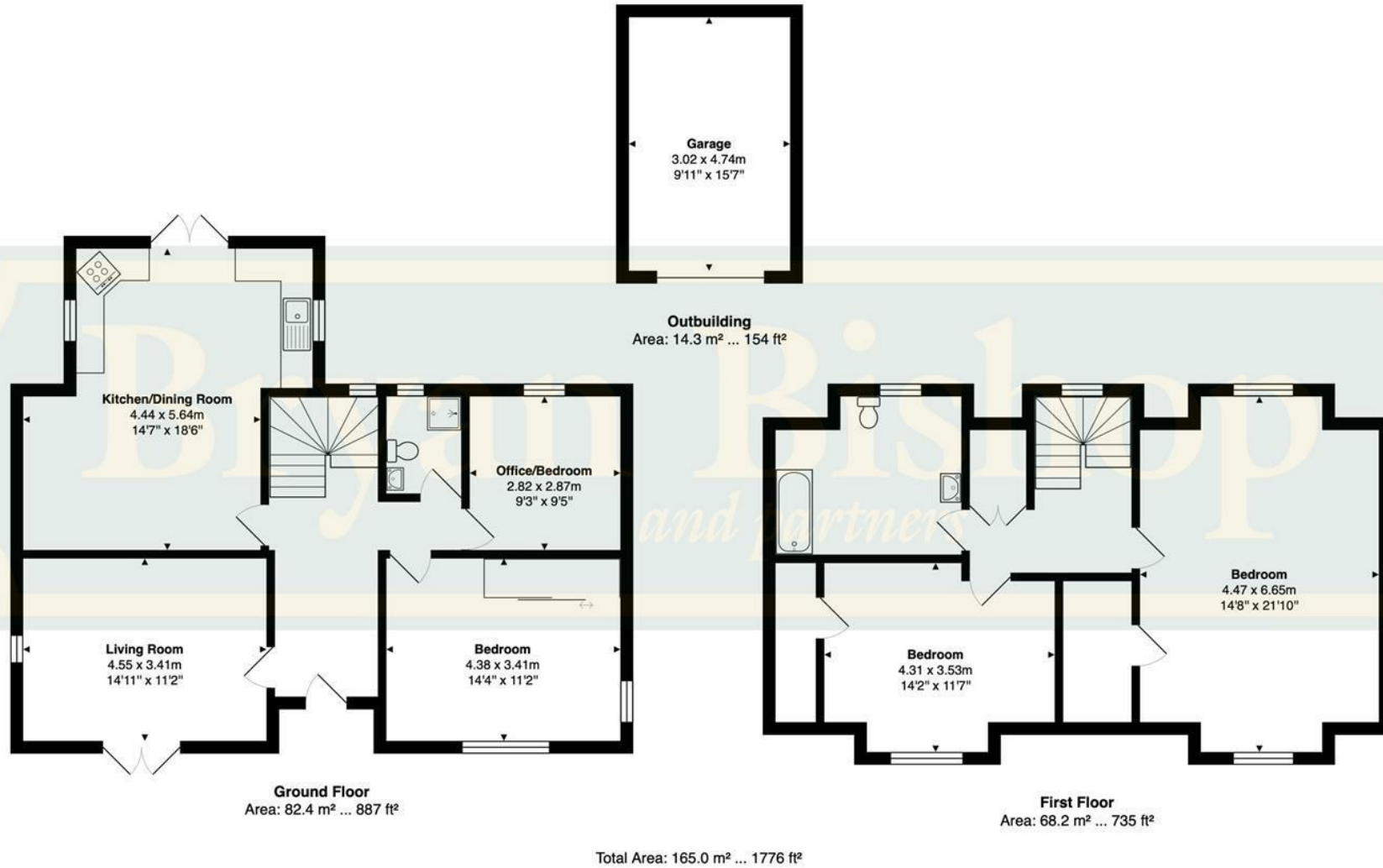






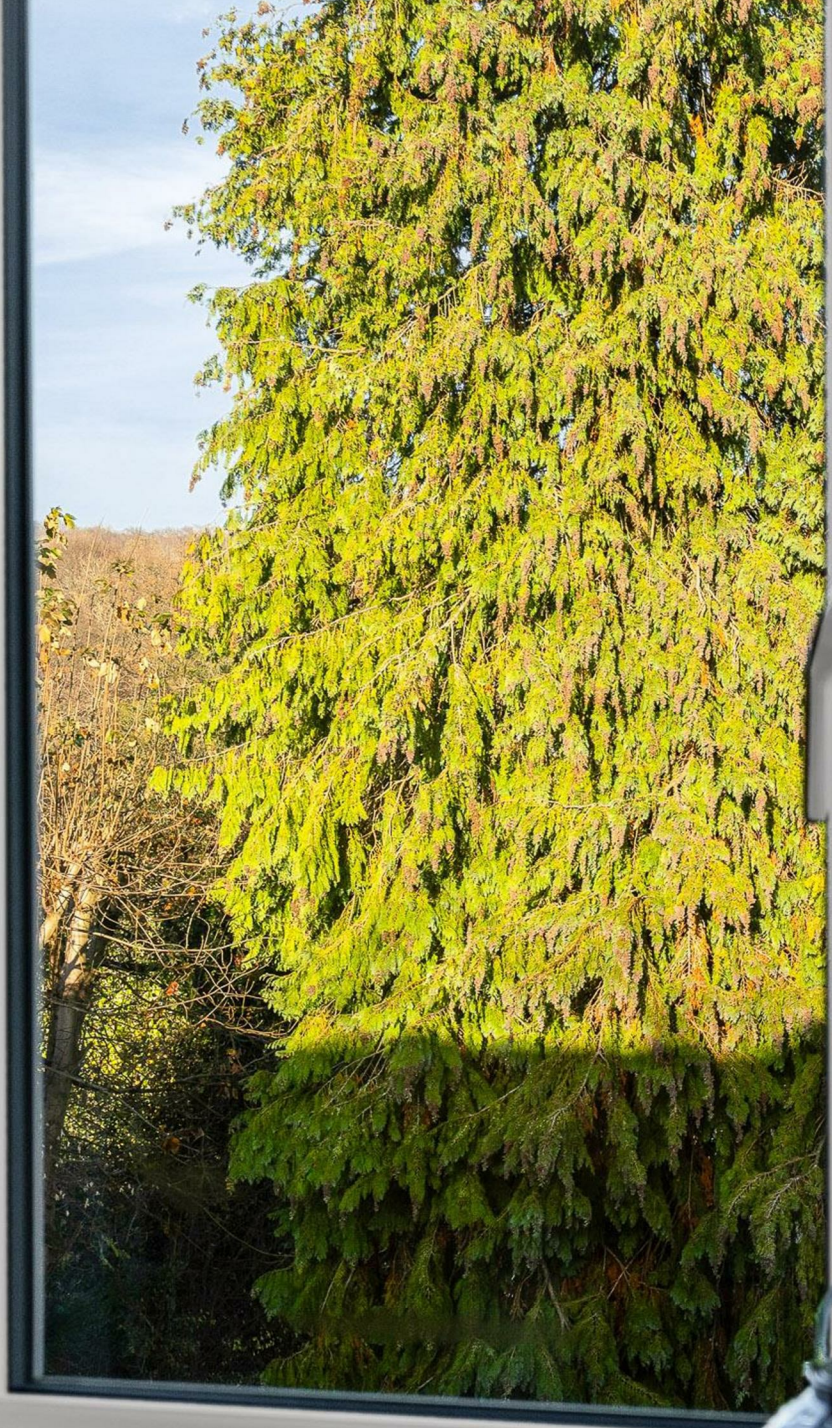






Energy Efficiency Rating

	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		
	71	84









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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

