



Bryan Bishop
and partners

St. Johns Close
Welwyn, AL6 9RB

Guide price £850,000



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Bryan Bishop and Partners are delighted to bring to the market this well-presented three-bedroom detached family home set back on the edge of Welwyn Village, measuring just shy of 2000 square feet and sits on the largest plot on the road at over half an acre. It boasts an inviting curb appeal and features a driveway with space for up to four cars, plus a further two cars in the double garage.

As you step inside, you will find the ground floor offers a range of versatile spaces, including a large dining room featuring sliding doors to the rear of the property flooding the room with an abundance of natural light, a downstairs W.C, the main living room which also benefits from sliding doors to the rear of the property. Following through from the dining room you find yourself in the kitchen offering plenty of base and eye level units and benefiting from a range of integrated appliances. Finally on the ground floor there is the second living room which is a part of the extension, which was done around 20 years ago with sliding doors to the sunny rear patio. There is also internal access to the double garage via a boot room with a separate front door.

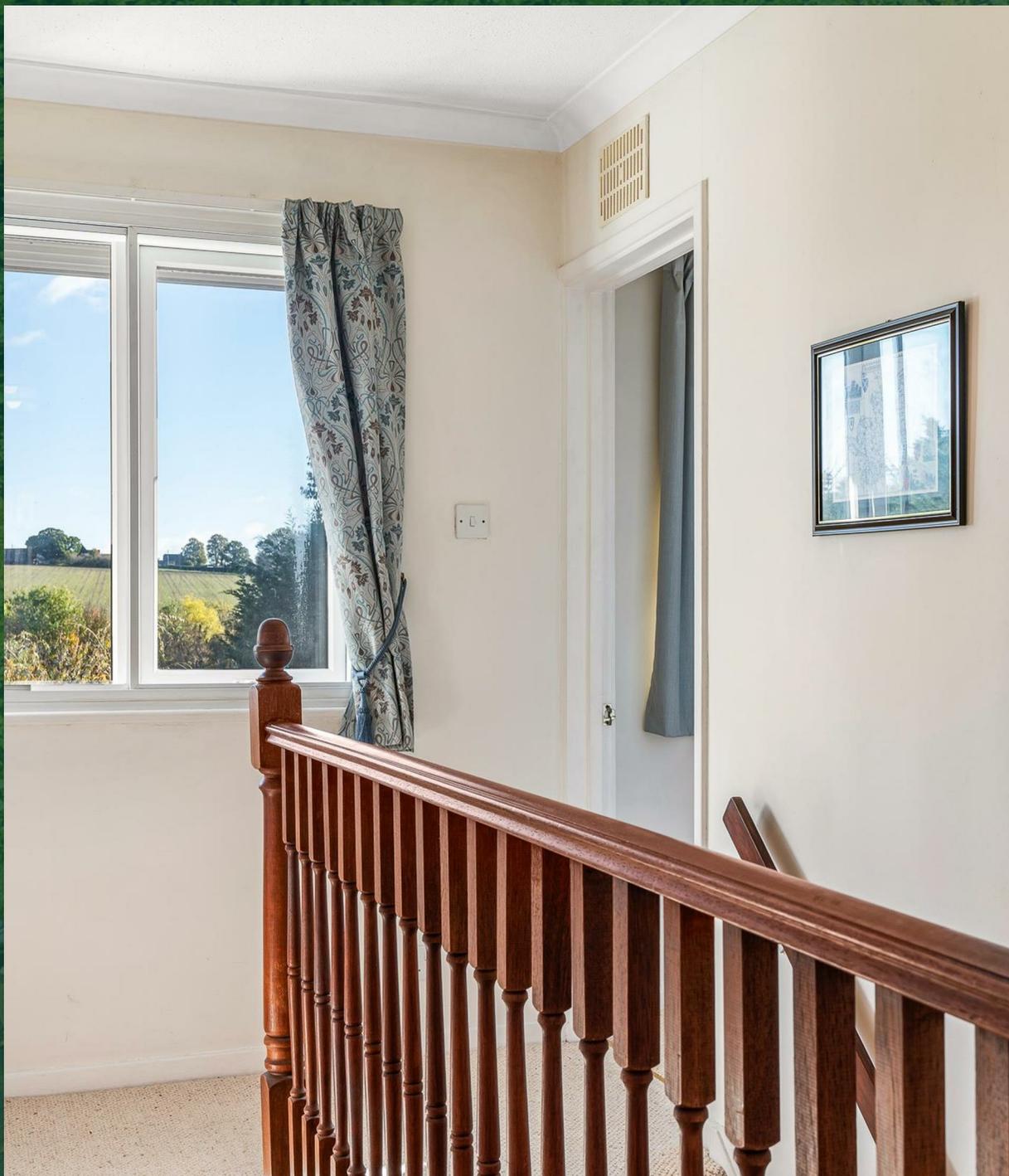
Ascending to the first floor which hosts three double bedrooms, the master bedroom impresses with its spacious feel, floor to ceiling fitted wardrobe units, good-sized ensuite, and picturesque field views from the rear of the property, the second bedroom offers a large space whilst also benefitting from fitted wardrobe units and stunning views to the rear. Completing the upper level is a three-piece bathroom suite, and a well-proportioned third double bedroom.

Situated on a stunning plot measuring well over half an acre (0.57), with its large sunny south-east orientated rear garden, which has been thoughtfully tiered, offering a dynamic and visually appealing space. A generously sized patio area provides the perfect space for outdoor gatherings and al fresco dining. The property also benefits from a new boiler installed around a year ago, which was fitted by British Gas, and the infrastructure for an electric car charger.

The property is within a short walk to the Welwyn High Street which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







GROUND FLOOR

Entrance Hall

Living Room 18'5" x 10'11"

Dining Room 12'1" x 12'6"

Kitchen 17'10" x 7'10"

Family Room 12'11" x 16'9"

W.C

Garage 19'5"

FIRST FLOOR

Landing

Principal Bedroom 13'9" x 10'11"

Bedroom Two 9'0" x 14'9"

Bedroom Three 8'7" x 10'11"

Family Bathroom

EXTERIOR

Driveway

Rear Garden

SERVICES - Mains water, sewerage, gas and electricity are connected to the property.

TENURE - FREEHOLD

LOCAL AUTHORITY - Welwyn Hatfield Borough Council The Campus, Welwyn Garden City AL8 6AE Tel: 01707 357000 www.eastherts.gov.uk

COUNCIL TAX - Band - F

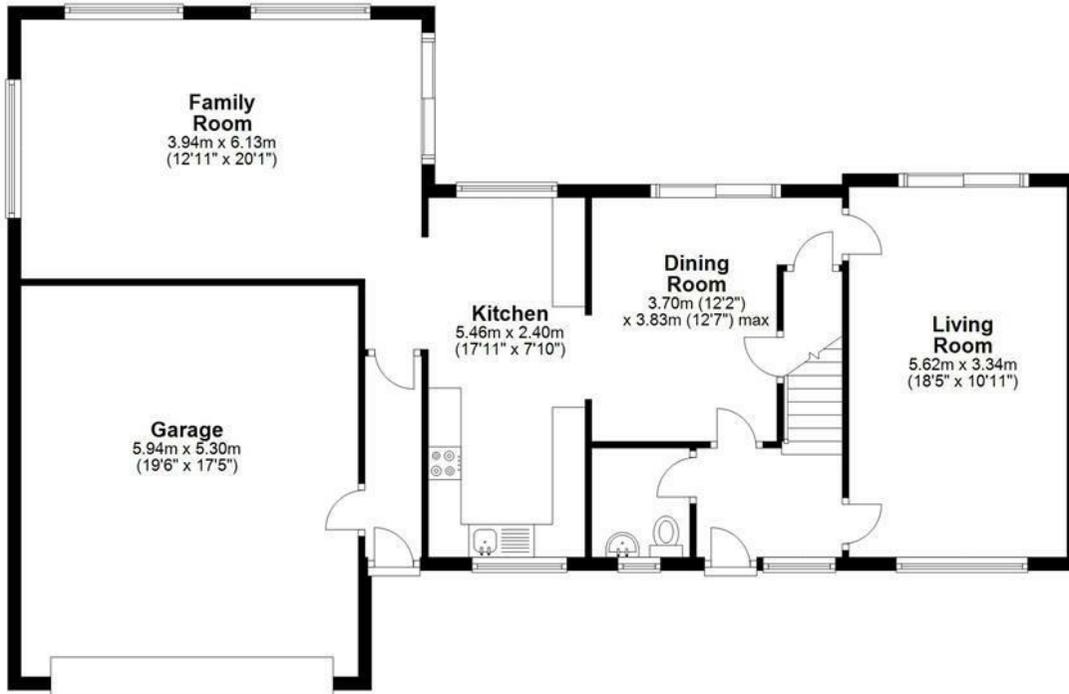
VIEWING APPOINTMENTS

All viewing and negotiations strictly through Bryan Bishop and Partners

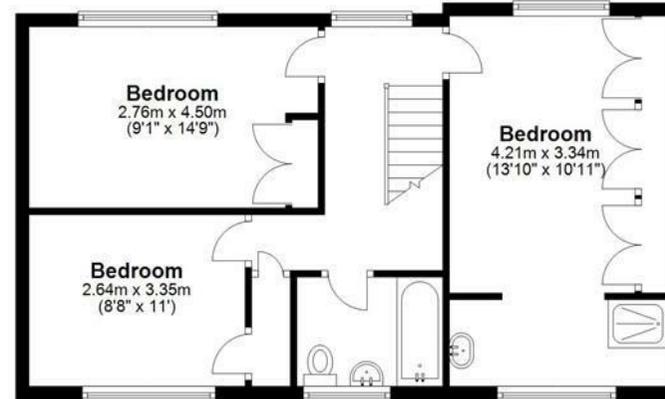




Ground Floor
Approx. 114.8 sq. metres (1235.6 sq. feet)



First Floor
Approx. 54.3 sq. metres (584.9 sq. feet)



Total area: approx. 169.1 sq. metres (1820.5 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) 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		
	53	72









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