



**Bryan Bishop**  
*and partners*

**Heathbrow Road**  
**Welwyn, AL6 0QG**







# Heathbrow Road

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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely four bedroom, two bathroom, detached family home in the highly desirable Oaklands area of Welwyn. This attractive property enjoys generous and well proportioned rooms arranged in a free flowing, semi-open plan style making the space really usable and flexible. This effectively meeting your needs now and as they develop in the future. A large double garage and a good sized rear garden are a real bonus, but also endow this already spacious home with the option to easily expand the living space, subject to the usual consents.

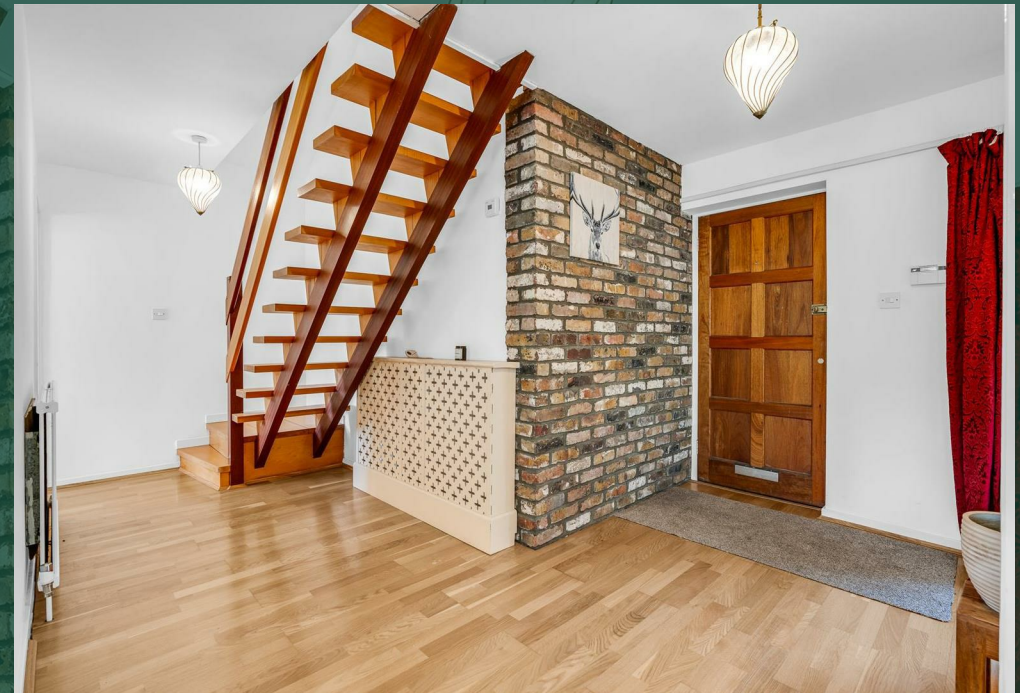
## Accommodation:

The solid wood front door welcomes you into a large L shaped entrance hall with an exposed brick feature wall and a delightful solid wood open tread staircase. From the hallway doors open onto the office/study and the kitchen/breakfast room, whilst a set of glazed panel double doors, nicely set across the corner of the hall, open into the living room.

The office/study is a good size and well lit by a large front facing window. It is certainly large enough for a capable home office solution, and also gives access to the ideally placed ground floor shower room which doubles up perfectly as a guest cloakroom.

The living room is a large room by any measure, reaching nearly twenty-four feet in length. Blessed with abundant natural daylight from the full width glass doors across the rear wall and the large picture window to the side, this room would perform effortlessly in a dual function role, with more than enough space for a large lounge suite of furniture and a substantial dining table and chairs also. An attractive exposed brick section of wall at the centre brings a nice focal point whilst linking the overall style of the house through from the entrance hall and on through the beautifully constructed open archway into the dining/family room.

The adjacent dining/family room is another great room offering a myriad opportunities for how you best use it to suit your needs. A large picture window allows in plenty of light as well as offering super views out into the garden, and it is perfectly positioned at the centre of the house with a lovely unhindered flow through the open archway from the living room and on into the kitchen through a set of glazed double doors. A most useful room as a family room, dining room, playroom, TV room, or a hundred other uses that come easily to mind.







Occupying the rear corner of the house is the kitchen/breakfast room. Again, well lit by a window to the side and another "wall of glass" to the rear, incorporating a really convenient door out onto the rear patio, this room is easily large enough to function as a working kitchen and a breakfast room, as it is utilised now by the current owners. A comprehensive array of wall and floor mounted fitted cupboards provide substantial storage and worktop space, whilst also incorporating a full complement of integrated appliances. The rest of the room is left as open floor space, suitable for any larger free standing items such as a fridge/freezer.

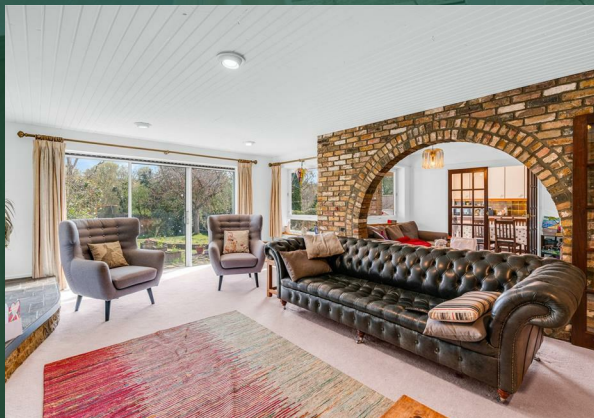
The wonderful solid wood staircase climbs up the centre of the house to the upper hallway, which provides access to the loft space, along with the four bedrooms and family bathroom, complete with twin sinks and a shower fitting over the bath. Three of the bedrooms are large doubles, all benefiting from fitted wardrobes. One of the large rear facing bedrooms has a glorious full height window arrangement which includes a door opening out onto a terrace above the kitchen, presenting simply wonderful views out over the garden.

#### Exterior:

This is a pretty house, set on a quiet residential road, with a gravel driveway offering plenty of off-street parking as it leads up to the large double garage, with ample opportunity to expand that space if needed. A paved pathway leads along the side of the house, past a pedestrian door into the garage, and on through a side gate into the lovely rear garden. A paved patio runs right across the rear of the house, offering a lovely space to relax and entertain friends and family, with superb views over the pretty garden and on to the uninterrupted vista of distant trees. The garden is mature and established, with natural hedges along the borders, an ornamental pond set into the patio and a raised central flower bed within the lawn ready for planting. Being fully enclosed and secure makes it perfect for pets and children alike.

#### Location:

This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justly highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.







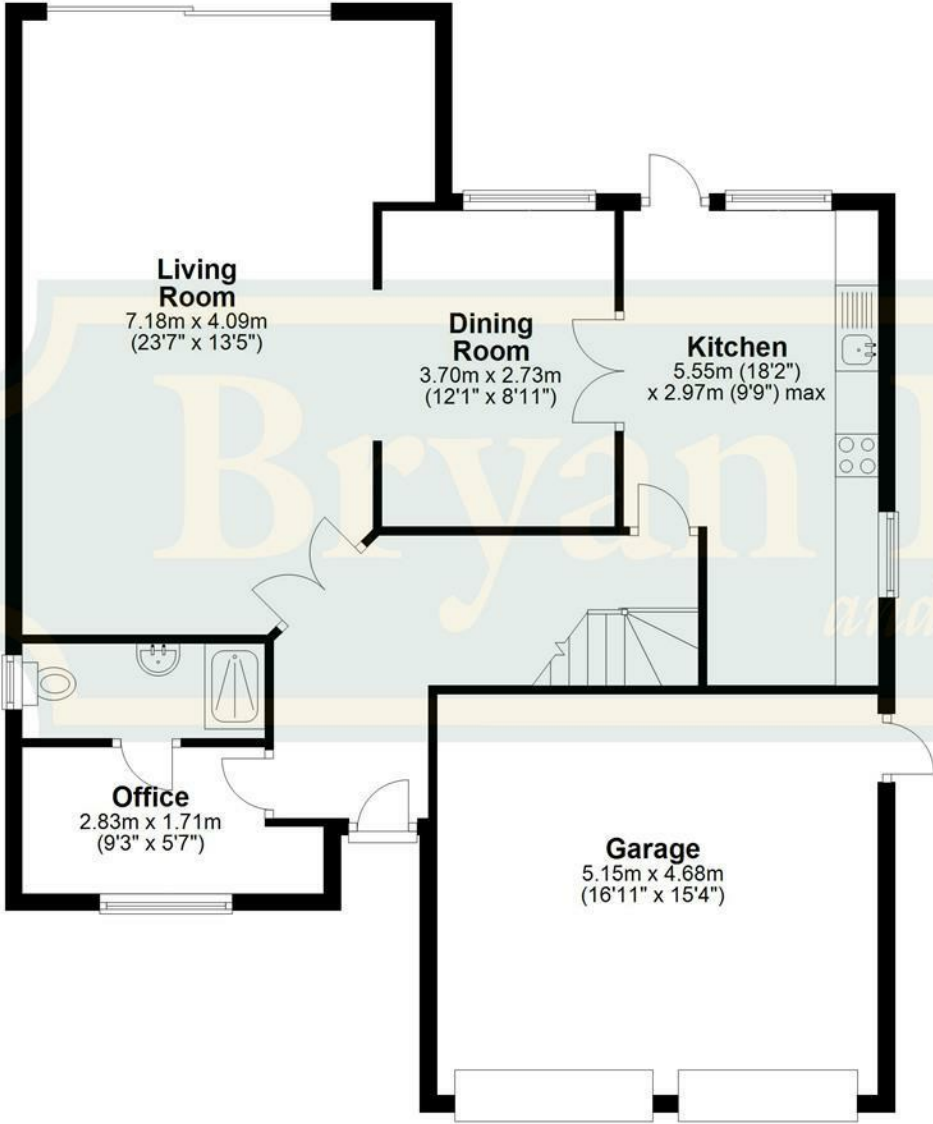






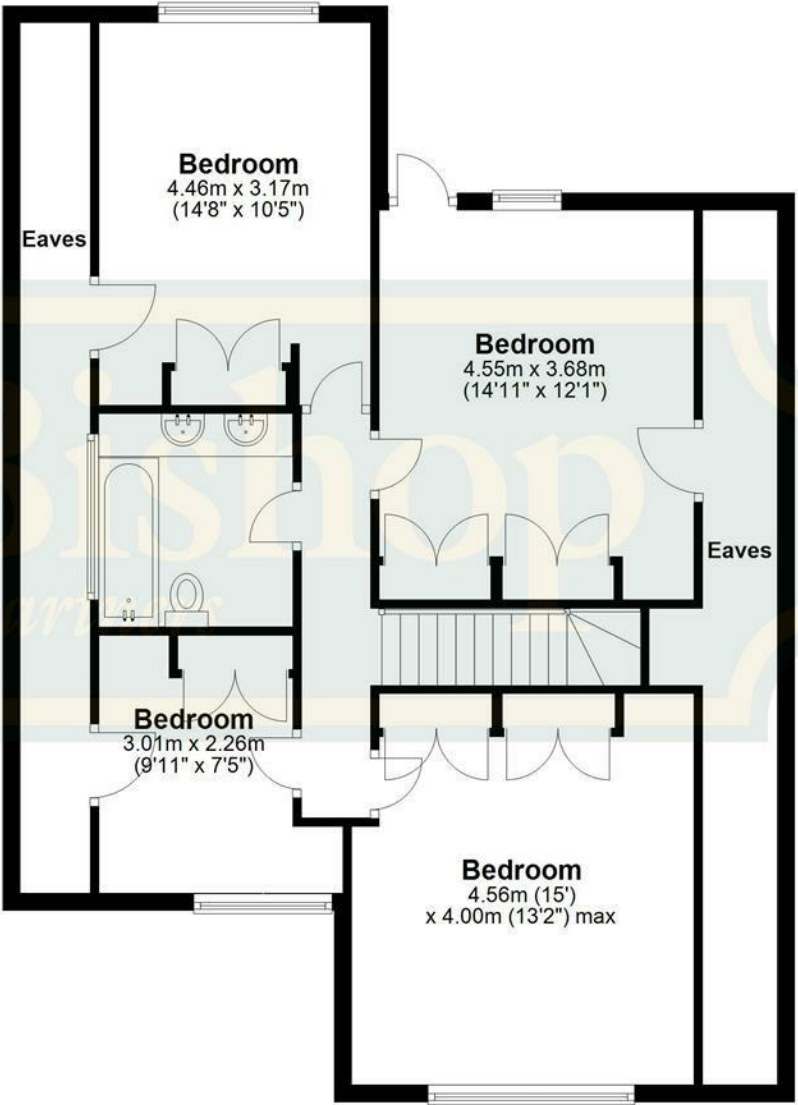
**Ground Floor**

Approx. 101.3 sq. metres (1090.7 sq. feet)




**First Floor**

Approx. 90.6 sq. metres (975.0 sq. feet)



Total area: approx. 191.9 sq. metres (2065.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</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>		<b>57</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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