



Bryan Bishop
and partners

Birch Grove
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, two bathroom detached house in the popular Oaklands area of Welwyn. Presented in immaculate decorative order, offering two bathrooms and a detached double garage, and set within a quiet residential no-through-road surrounded by other similar properties, this is a rare opportunity to secure such a fabulous family home

Accommodation:

The front door welcomes you into a pleasant hallway, which has doors leading to the large living room, the kitchen and a conveniently placed guest cloakroom. The living room is fabulous, bathed in natural light from the bay window to the front and enjoying an open fireplace at its centre, it opens through a wide archway into the dining room. The dining room links nicely to the kitchen and itself then opens directly through glazed double sliding doors into the conservatory. The conservatory is a great shape and size and a super place to relax, with heating making this a really usable room all year round. At the centre of the house is the kitchen, well supplied with plenty of fitted cupboards, worktop/preparation areas and a full range of integrated appliances. The kitchen is ably supported by a large utility/laundry room adjacent to it which also gives access out to the rear garden. Opening directly from the kitchen is a good sized and perfectly located family room, well lit by windows to the side and rear aspects. The ground floor of this property has been cleverly and thoughtfully designed and laid out, really enhancing the available space and creating a seamless flow around the whole house, making it a great social space as well as a practical family home.







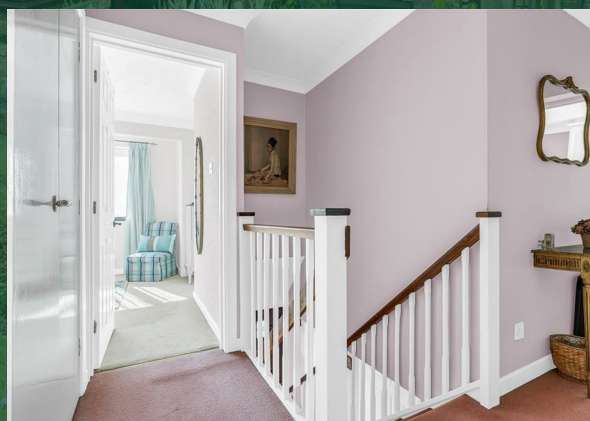
Upstairs are four good sized bedrooms and the family bathroom. The master bedroom has a spacious dressing area as well as an en suite shower room.

Exterior:

Occupying a large corner plot gives the house and gardens a really open feel. The front garden is attractively landscaped with a rockery and flower beds set into the lawn, and a pretty paved path leading to the front porch. The double garage has a private driveway providing ample off street parking, although there is also plenty of parking on the roadway. The rear garden is enclosed, pet friendly, and enjoys plenty of patio space as well as a nice L shaped lawn with flower beds all around it. There are separate access points to the front and rear, an attractive water feature built into the natural slope and useful separate access into the garage located at the the far end.

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.

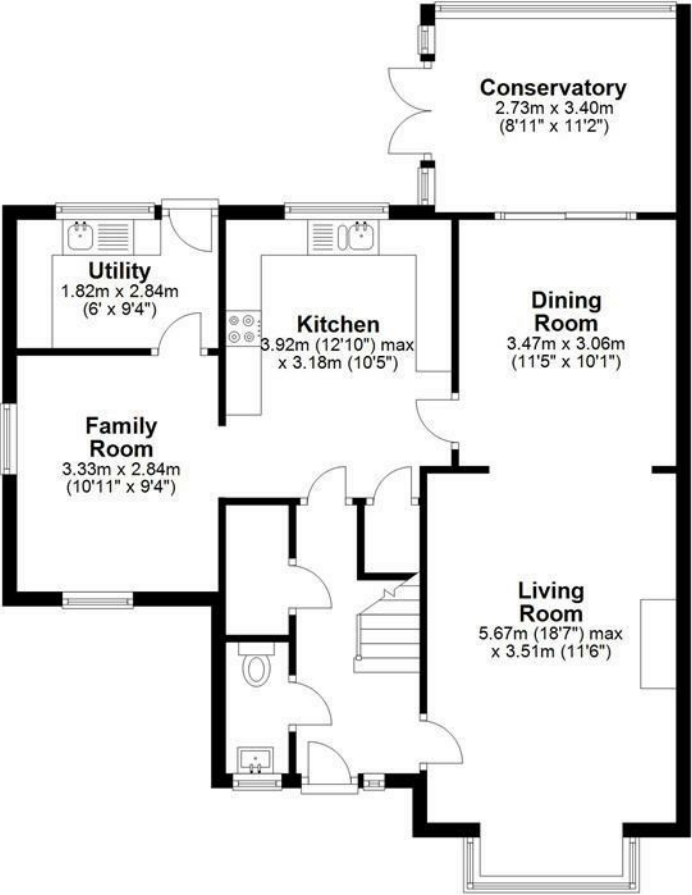






Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



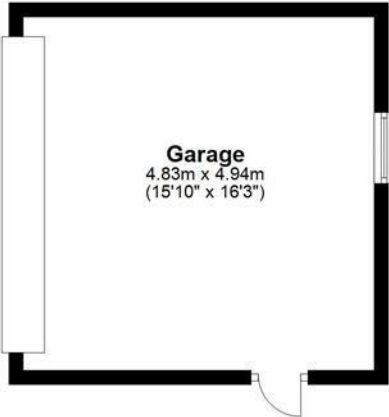
First Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Outbuilding

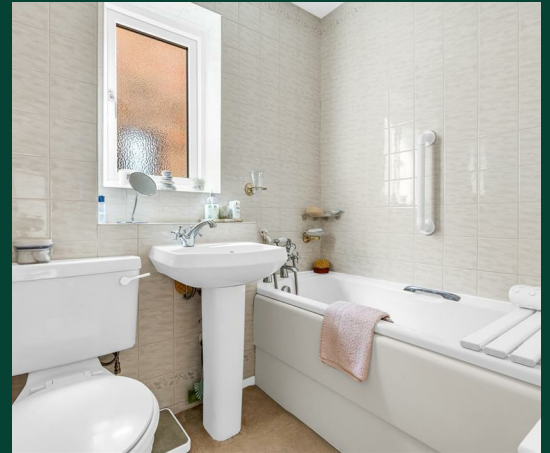
Approx. 23.9 sq. metres (256.9 sq. feet)



Total area: approx. 169.3 sq. metres (1822.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	81
(81-91) B		
(69-80) C		
(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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