



Bryan Bishop
and partners

Harwood Close
Welwyn, AL6 0LF



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom end of terrace family home set at the end of a quiet residential cul-de-sac in a superb central position within the highly desirable village of Tewin. Presented in great condition inside and out, this property benefits from a ground floor guest cloakroom, extended kitchen and a very large living/dining room, as well as generous gardens front and back and a separate garage en-bloc with parking and easy access from the rear garden.

Accommodation:

The pretty front door, inset with two decorative glass panels, is set beneath a tiled roof porch offering good weather protection, and opens into a nice entrance hall that leads through to the living/dining room, kitchen and a well placed guest cloakroom.

The living/dining room runs the full depth of the house from front to back and is a large room by any standards at over twenty-five feet long. It is comfortably large enough to take on both roles with ease, readily accepting multiple sofas and chairs as well as a generous dining table, yet despite its great size, it is kept light and bright throughout the day by a large window overlooking the front garden and a pair of fully glazed sliding doors opening out onto the rear patio.

The kitchen is configured in a galley style, which suits the house perfectly, and is another large room at nearly twenty-four feet in length, benefiting from a rear extension that substantially expands the available space. The room boasts more than ample storage as well as plenty of worktop area thanks to a comprehensive array of wall and floor mounted cabinets fitted around the perimeter, which house a range of integrated appliances, with designated spaces for additional free standing items along with a neat and clever breakfast bar. There is also ample free floor space still remaining for other larger items such as a fridge/freezer, and the room is flooded with natural daylight through a large picture window overlooking the garden, as well as a glazed door that opens directly out onto the rear patio.

Upstairs is a spacious hallway attractively galleried over the stairwell that leads to the three bedrooms and the family bathroom, which is fully tiled and has a bath with a power shower and screen above it. Two of the bedrooms are spacious doubles boasting fitted wardrobes.

Exterior:

The property enjoys a great location along a quiet residential cul-de-sac with a generous front garden featuring a good sized lawn and multiple flower beds within and around it. Alongside the house is a useful separate gated access from the front to the rear garden, which is secure and enclosed and so ideal for pets and children. The rear garden is also a good size with a pleasant open aspect, and is west facing making it a terrific place for spending time with family and friends. There is a nice paved patio to the rear of the house, perfect for outdoor dining and casual seating, with a paved path running through the lawn, beyond a further patio at the rear boundary, to a secure gate set into the rear fence that provides quick and easy access round to the separate garage en-bloc, which has its own private parking on a driveway in front of it.

Location:

The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located in the very centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 20 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City, Hertford, Stevenage, St Albans and Hatfield also ensure that a wide array of facilities are within easy reach.





- Ground Floor -

Hallway

Cloakroom/WC

Living Room 25'2" x 11'3"

Kitchen 23'9" x 7'5"

- First Floor -

Landing

Bedroom One 11'11" x 9'10"

Bedroom Two 13'4" x 11'11"

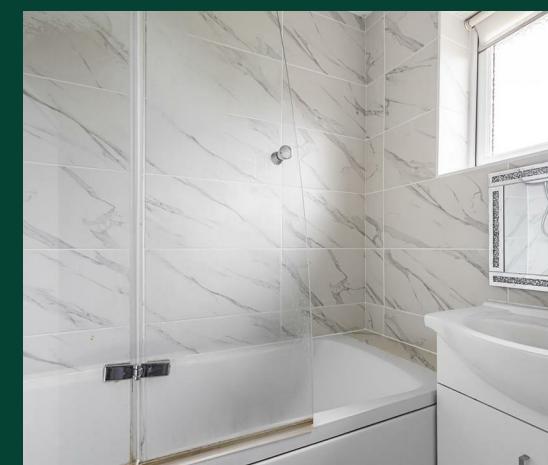
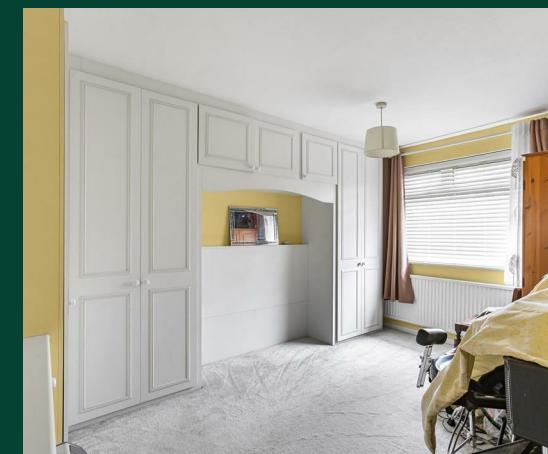
Bedroom Three 8'5" x 6'11"

Family Bathroom

- Exterior -

Garage 14'9" x 7'6"



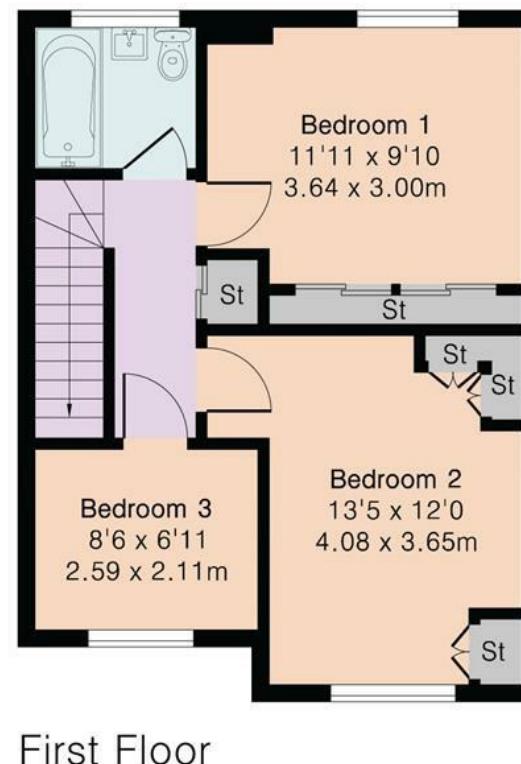
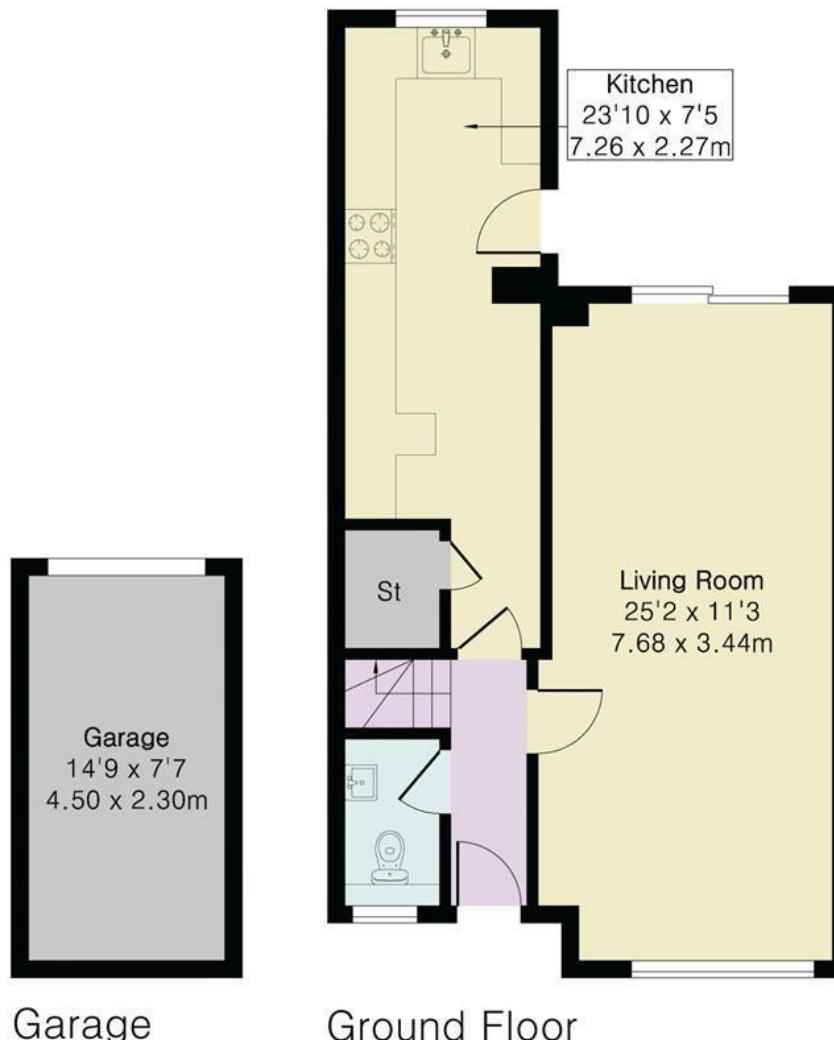


**Approximate Gross Internal Area 984 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 532 sq ft - 49 sq m

First Floor Area 452 sq ft - 42 sq m

Garage Area 111 sq ft - 10 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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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