



Bryan Bishop
and partners

Frythe Avenue
Welwyn, AL6 9GF

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this stylish and spacious five bedroom, three bathroom, executive family home, in the highly desirable Wilshere Park area of Welwyn. This elegant home, luxuriously appointed and generously sized, is in immaculate decorative order throughout, has all the space any modern family might need and is blessed with a perfect layout to enhance your lifestyle now and in the future.

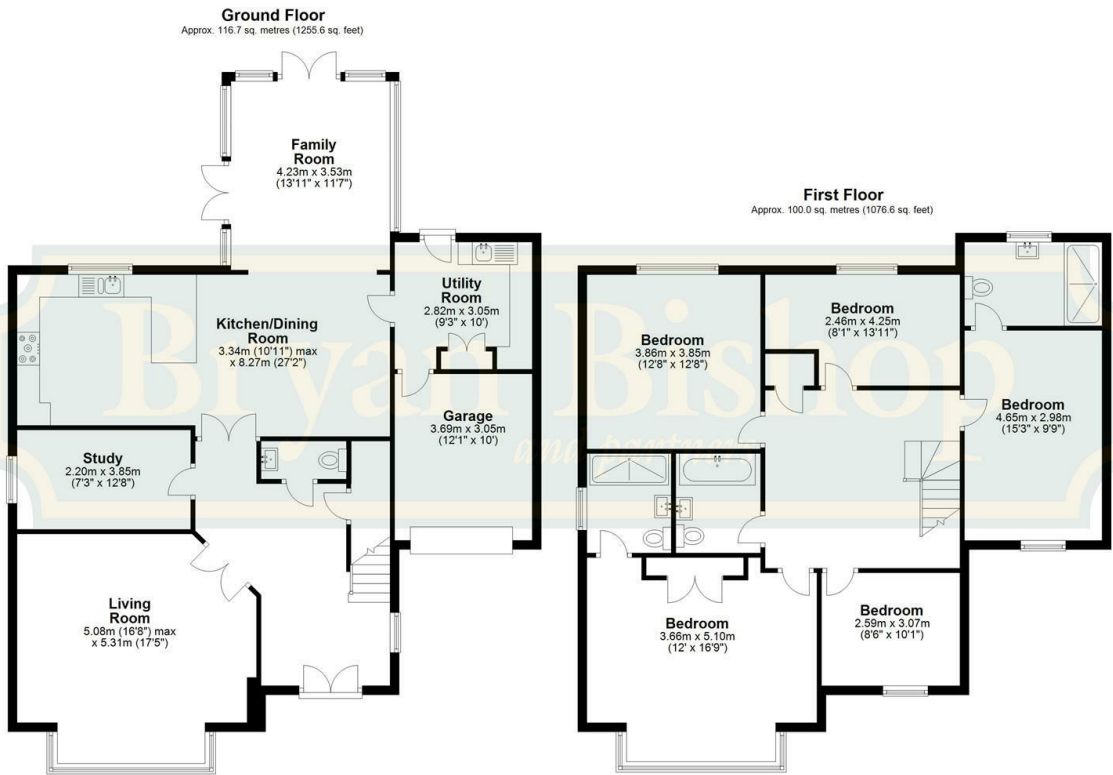
Accommodation:

The attractive double width front door, with glazed panels on either side, welcomes you into a light, bright hallway, nicely lit by a window to the side and benefiting from an appealing and flexible layout. From the hallway, doors lead into the office/study and a well placed guest cloakroom. Modern, stylish, glazed double doors open onto the large kitchen/dining room and the pretty living room.

The office/study is a good size, nearly thirteen feet in length, and nicely lit by a window to the side. Easily large enough to house multiple workstations, this room would comfortably enable a comprehensive work from home facility and has good privacy whilst retaining a nice connection to the rest of the house.

The living room is a great size and shape, stretching to nearly eighteen feet in length and enjoys a stunning quadruple window arrangement set into a front facing bay. Additional visual appeal and architectural interest in this fabulous room comes courtesy of the glazed double doors that are set diagonally into the corner.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	90
(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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