



**Bryan Bishop**  
*and partners*

**Middlefield**  
**Welwyn Garden City, AL7 4DJ**

**Price guide £400,000**



# Middlefield

Welwyn Garden City, AL7 4DJ

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this really nice three bedroom mid-terrace family home on the popular south side of Welwyn Garden City. This lovely house enjoys all of the low running costs you would expect from a fuel efficient terraced situation, but also offers spacious and well designed accommodation along with a private driveway giving off-street parking for multiple cars and a useful separate covered and gated access through to the unusually long rear garden which also has a large brick built workshop, separate storage room and a smart garden shed.

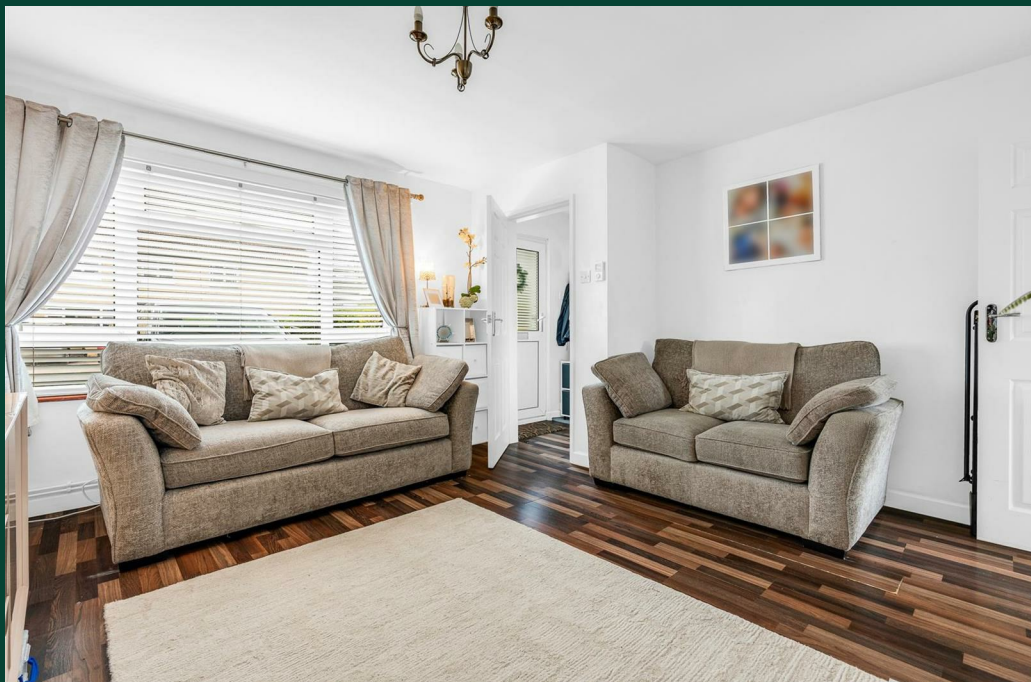
## Accommodation:

The decoratively glazed front door is set into a neat protective porch and opens into a nice entrance hall within, from which the stairs climb to the first floor and a door opens into the large living room.

This is a great room of a good size but also a nice square shape that gives you plenty of opportunities to lay it out and furnish it in the way that suits you best. Very large picture windows look out over the front garden, pretty much taking up the whole wall, and ensuring that the room stays light and bright throughout the day. The room is comfortably large enough for multiple sofas and chairs, still leaving ample free floor area for easy movement in, around and through the space. Set within the rear wall is a flame effect fire along with a stylish shaped alcove.

From the living room a door leads through into the open plan kitchen/dining room which runs the full width of the rear of the house. Again this is a room blessed with high levels of natural light thanks to the window in the kitchen area and the fully glazed double doors that provide a seamless connection for the dining area out onto the rear patio. One end of the room has been intelligently designated as the working kitchen and is blessed with a comprehensive array of wall and floor mounted cabinets fitted around three of the perimeter walls in a stylish combination of white doors and wood effect frames and worktops, with a tonally matching matrix of tiles filling the splash back areas to create a really appealing impact. There are a number of appliances integrated within the cupboards, along with a planned-in space for a free standing washer/dryer, making this a really practical and capable family kitchen with ample storage and worktop space. The remainder of the room is left as open floor area, with plenty of free space for a family dining table alongside the fabulous French doors, and an additional useful cupboard built in beneath the staircase.







Upstairs is a spacious hallway, attractively galleried over the stairwell, which leads to each of the three bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles, with the largest of them boasting a charming arrangement that gives it a generous front facing window and an additional circular window alongside. The family bathroom is a good size, with a bath complete with a shower fitting and screen above it.

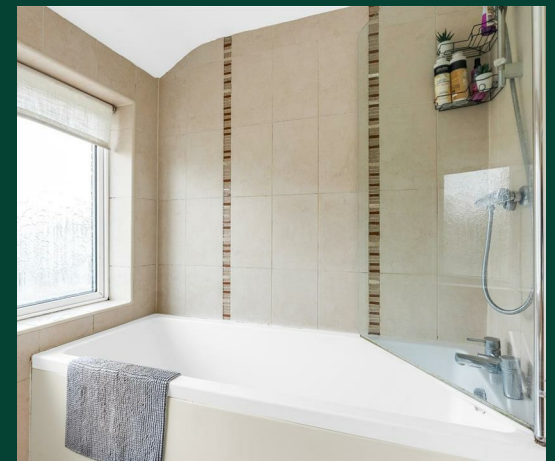
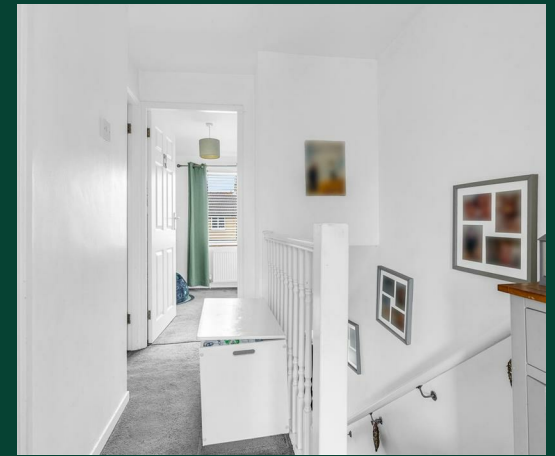
#### Exterior:

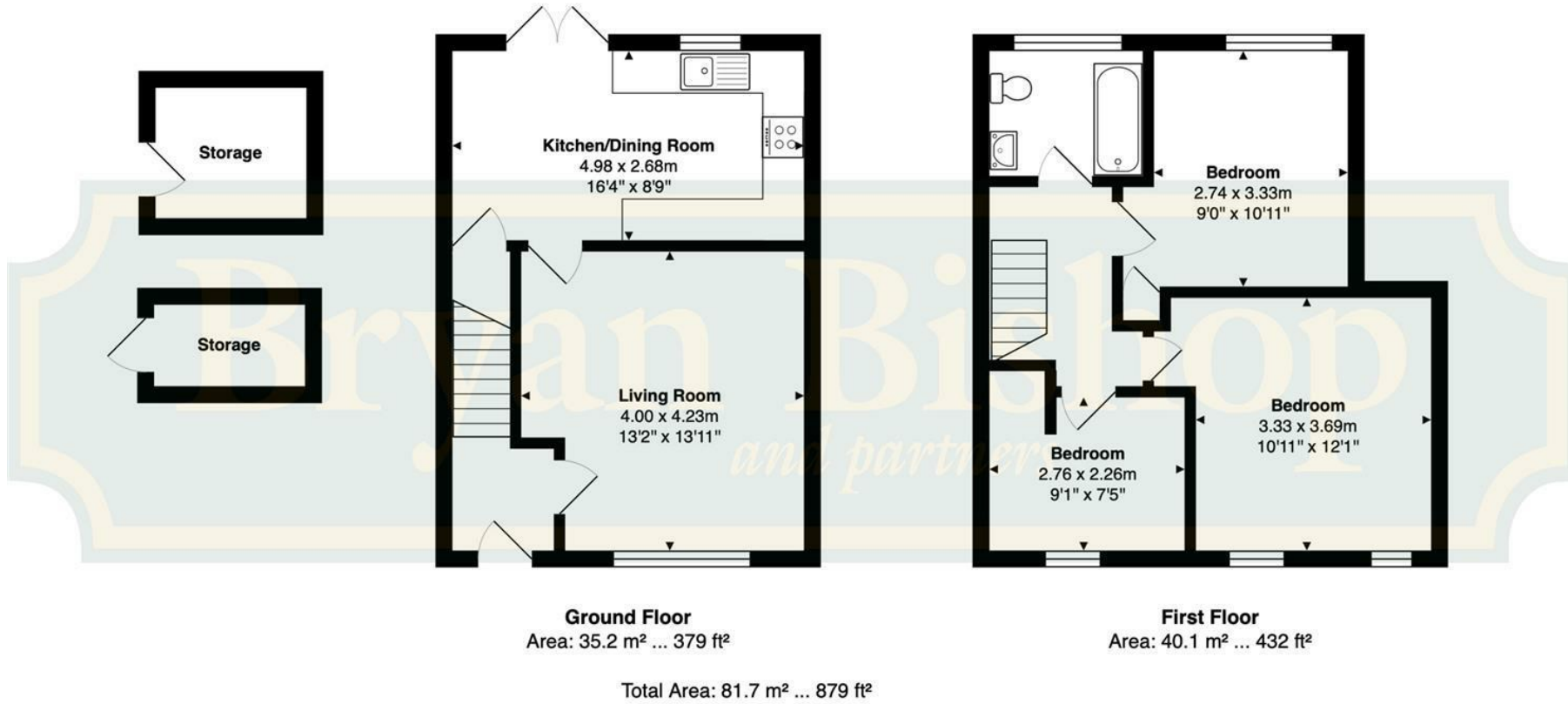
A private driveway leads to a paved area in front of the house, ideal for off-street parking, whilst a covered passageway leads directly from the front through a secure gated entrance into the rear garden, a really useful feature that is not always available in a mid-terraced house. The rear garden is deceptively long, with a paved patio running across the width of the house that is perfect for outdoor casual seating and dining furniture. Paved paths run back along either side of the lawn at the centre of the garden, one serving the brick built workshop, storage room, deep flower borders and the timber shed placed just inside the far boundary, whilst the other gives access to an area alongside the fence filled with decorative stone chips that is a perfect spot for potted plants. The rear garden is fully enclosed and secure and so is a safe place for children and pets to run free.

#### Location:

This property is perfectly located in a quiet residential area in the ever popular Welwyn Garden City, enjoying a peaceful location yet within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	81

England & Wales EU Directive 2002/91/EC









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