



Strictly Private and Confidential

1A | Heath Road | Welwyn | AL6 0TP

Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom bungalow set along a quiet country lane within the highly desirable Oaklands area of Welwyn. Surrounded by open countryside, yet very close to a comprehensive collection of local amenities, this desirable family home enjoys a generous plot and spacious, well balanced living space along with an attached double garage, and is offered chain free for a speedy and smooth route to completion. The whole property is presented in excellent condition inside and out, and it is worth noting that the current owners have planning approval and architect drawings for a double storey and side extension.

Accommodation:

The front door is set within a protective recessed porch area offering good weather protection and opens into a welcoming entrance hall that extends back through the house in a long 'L' shape. As well as multiple useful storage cupboards placed along the hallway, there are doors into each of the four bedrooms, the family bathroom and a well placed guest cloakroom as well as double doors opening into the large living/dining room.

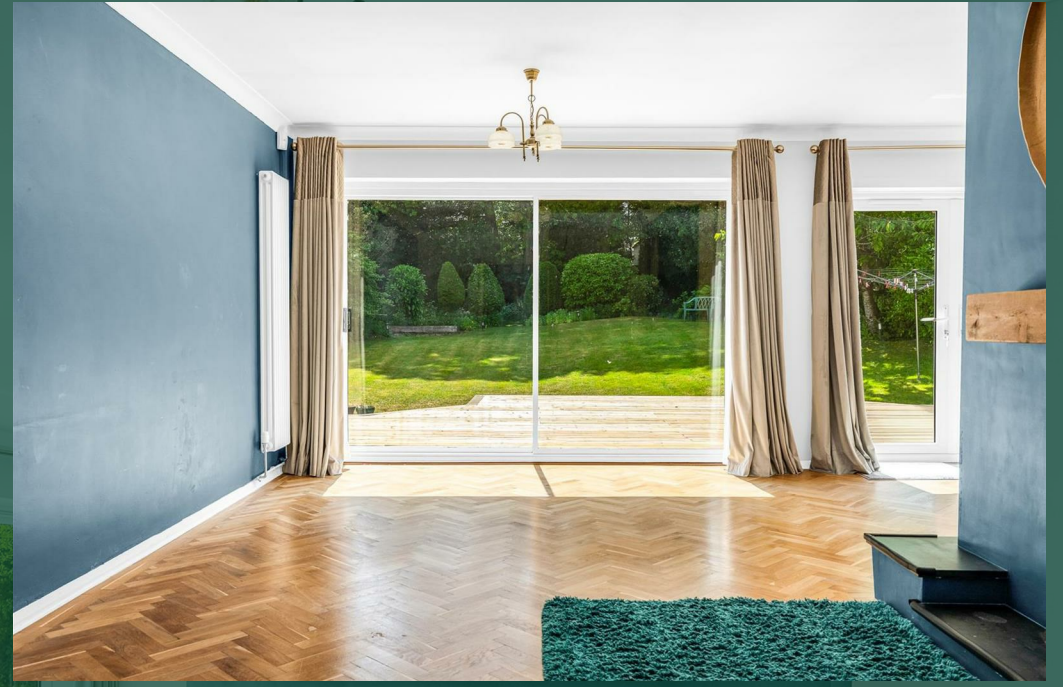
The living/dining room is also 'L' shaped and is a large room by any measure at twenty feet long in each direction. Its substantial size and great shape make it easy to configure the space so that it fulfils the dual roles in style, also allowing you a great deal of flexibility on layout and furniture choice. Easily able to accept multiple sofas and chairs along with a very large dining suite the room is blessed with abundant natural daylight thanks to the two sets of fully glazed doors that open out into the south facing rear garden, working alongside each other to effectively create a whole wall of glass that fills the room with glorious uninterrupted garden views as well as light throughout the day. Vertical designer radiators grace the walls whilst a cast iron fireplace occupies the centrally positioned chimney breast, offering a neat focal point as well as characterful winter warmth. This is a great room, easily providing for all your family's needs, that will also prove to be a real boon when entertaining guests.

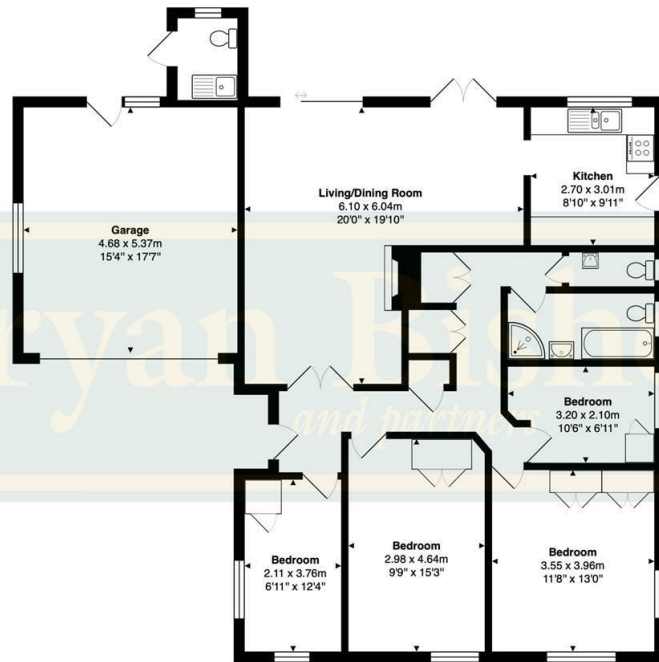
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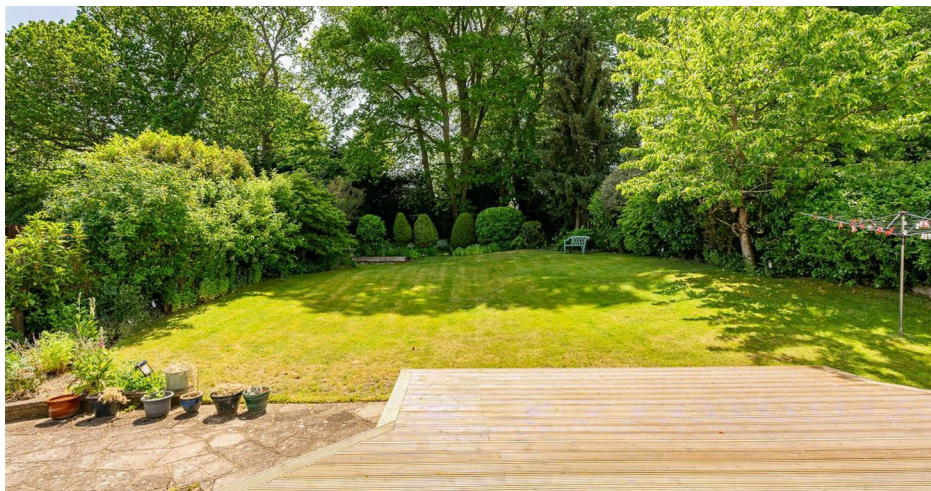
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and partners

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Ground Floor
Area: 133.5 m² ... 1437 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(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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