



Bryan Bishop
and partners

Frythe Avenue
Welwyn



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Summary:

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 Wilshire Park area of Welwyn. This elegant home, set over three generous floors, is in immaculate decorative order, 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 front door, with glazed panels on either side, welcomes you into a light, bright hallway, nicely lit by a window to the side and with a great view through the house to the garden beyond. From the hallway, doors lead into the kitchen/dining room, a well placed guest cloakroom and the pretty living room.

The living room is a great size and shape, stretching to nearly nineteen feet in length and enjoys a lovely triple bay window to the front.

The kitchen/dining room is quite fabulous. This is a large room, cleverly designed and styled, which would easily cope with a large family. The full width infinity doors give uninterrupted views out into the garden whilst also flooding the room with natural daylight. The kitchen area is very well proportioned, endowing the space with substantial storage and worktops as well as incorporating all of the modern integrated appliances one would expect from a house of this quality. A useful central island will please the family members who love to cook, whilst the large breakfast bar, easily seating five, will undoubtedly please those who prefer to eat what is cooked! Elsewhere the room still provides ample floor space for a large dining table and casual seating. This terrific room ticks all the boxes needed to function perfectly as the hub of a busy home and links perfectly out into the garden, great for entertaining as well as casual family living. Supporting the kitchen admirably is a good sized utility/laundry room with its own separate access to the rear garden and the integral garage.

Up on the first floor are four bedrooms, all of them a good size, and the family bathroom. One of the bedrooms has a super en suite shower room. The front bedroom has two sets of glazed doors opening out onto a full width balcony. This wonderful room is used by the current owners as a second living room, and really exhibits the myriad opportunities presented by this tremendously flexible property for configuring the living space to best suit your requirements. The first floor could easily adapt to provide a spacious home office if working from home is an option.







A further flight of stairs rise elegantly into the second floor bedroom suite. This is a very large space easily accommodating a large en suite shower room along with bedroom furniture and seating, and is nicely lit by a window to the front and a roof light. This would perform perfectly as a mini bed sit and enable some privacy yet good connection to the rest of the house, a real boon for multi-generational living.

Exterior:

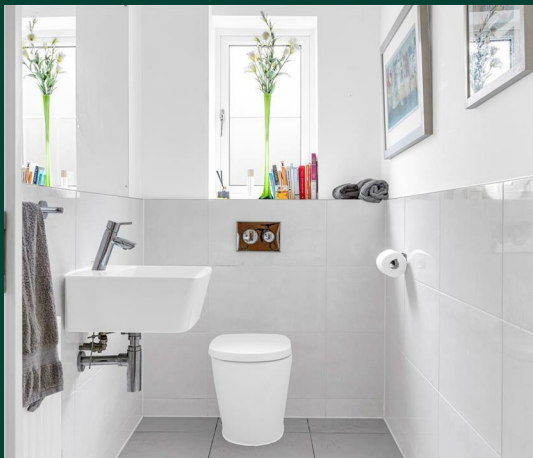
This house has great kerb appeal and exudes quality throughout. The attractive frontage is enhanced by a pretty front garden with lawn and mature shrubs, with driveway parking in front of the garage and separate gated access through to the rear garden. The rear garden is a good size and shape and is well designed with a large full width patio adjacent to the house as well as other patio areas. A good sized lawn and a fully secure perimeter makes this child and dog friendly garden perfect for families of all ages, and it has a super open aspect all around it, with a few small areas of flowers and shrubs.

Location:

This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.







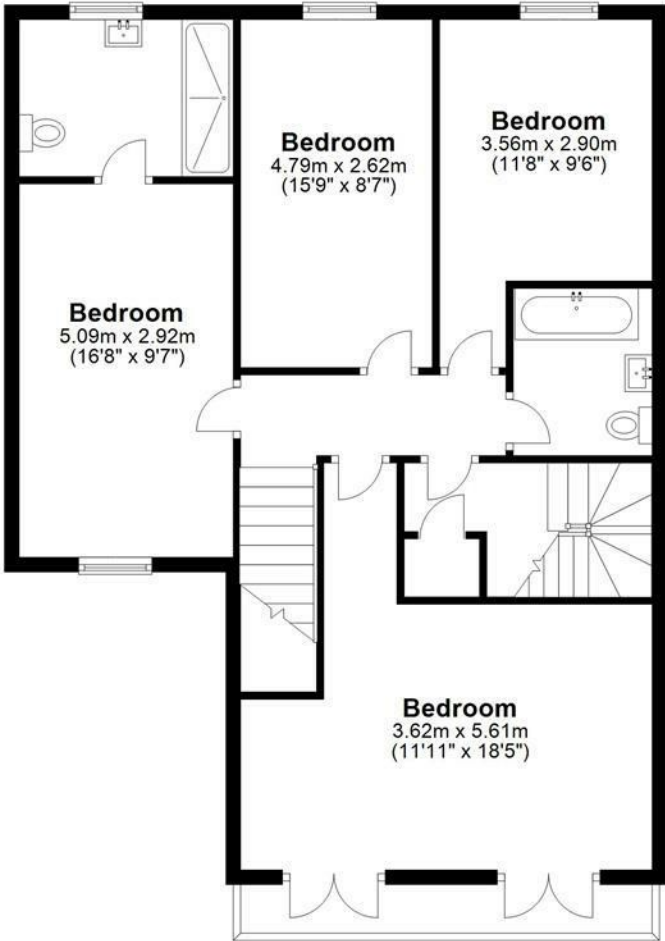
Ground Floor

Approx. 96.2 sq. metres (1035.0 sq. feet)



First Floor

Approx. 87.7 sq. metres (943.9 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 223.6 sq. metres (2407.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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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