



**Bryan Bishop**  
*and partners*

**Barbara Court**  
**Welwyn, AL6 9GB**

**Guide price £425,000**



# Barbara Court

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A stylish two-bedroom terraced home in a sought-after Wilshere Park location, perfect for buyers seeking comfort, elegance and convenience. Benefiting from off-street parking, a generous garden and spacious living areas.

## Property Description:

Tucked away in the heart of the prestigious Wilshere Park development and backing onto the historic Frythe Building, this beautifully presented home offers spacious and thoughtfully arranged accommodation.

The welcoming entrance hall includes a convenient downstairs cloakroom, stairs to the first floor and access to both the kitchen and the lounge. The lounge is a bright and airy space, featuring dual aspect windows and double doors opening onto the rear garden, seamlessly connecting indoor and outdoor living.

The contemporary kitchen is finished to a high standard with quality fittings and provides a practical yet stylish space for cooking and dining.

Upstairs, the property offers two well-proportioned bedrooms, each designed with a modern feel, along with a tastefully appointed family bathroom.

Outside, the garden is mainly laid to lawn, complemented by flower bed borders and a patio area—ideal for entertaining or relaxing in the warmer months.

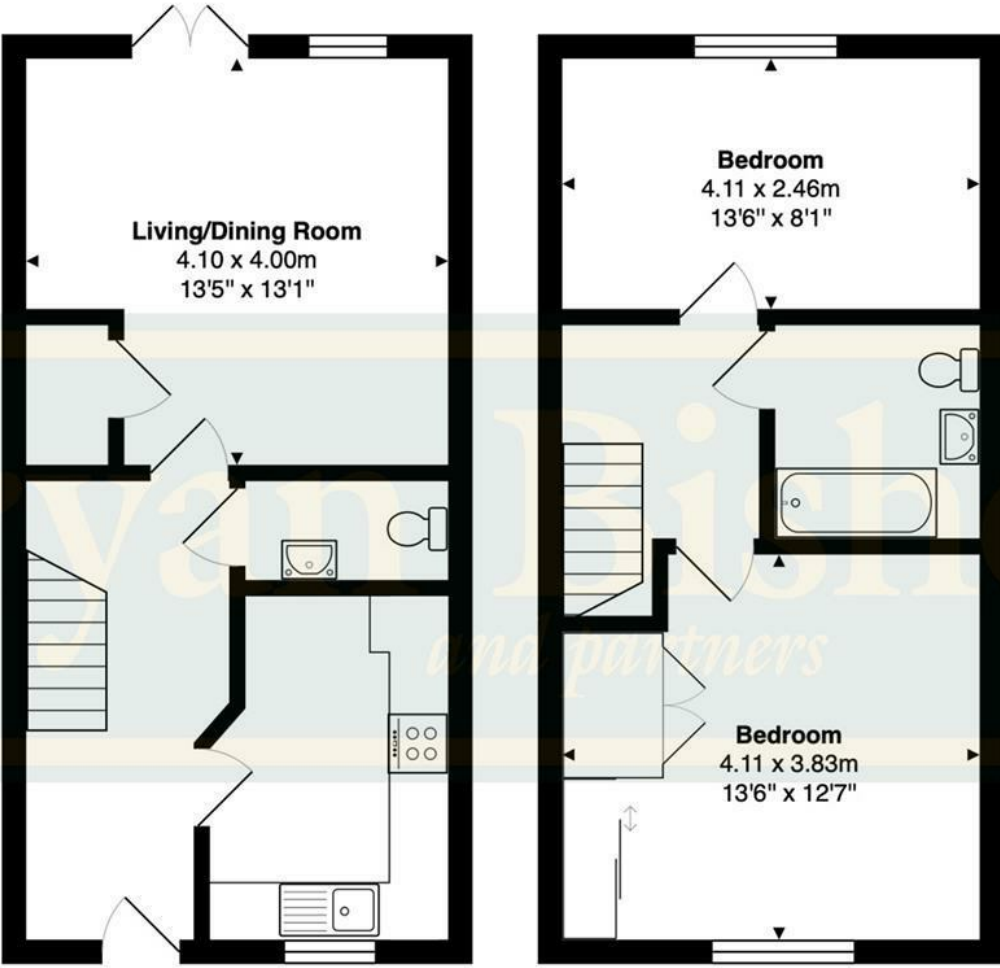
Additional benefits include off-street parking, adding to the everyday convenience this delightful home has to offer.











| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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