



**Bryan Bishop**  
*and partners*

**Carleton Rise**  
**Welwyn, AL6 9RA**

# Carleton Rise

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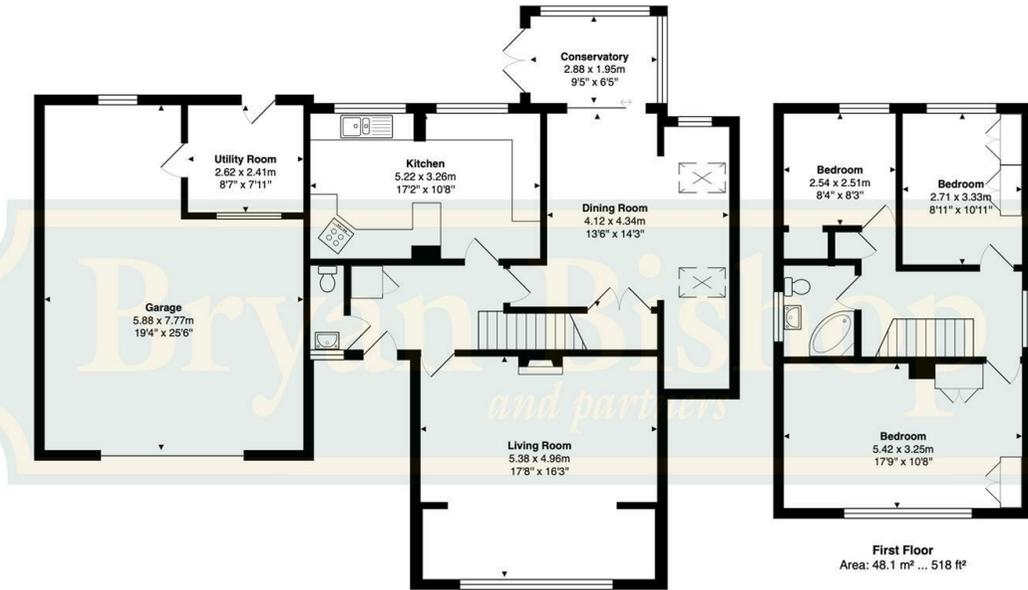
## Summary

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We hold the keys - Enjoying an enviable position on the highly regarded Carleton Rise, just a gentle stroll from the heart of Welwyn, this detached three-bedroom residence occupies a generous and private plot within one of the area's most sought-after settings.

Offered to the market with no onward chain, the property represents a compelling opportunity to acquire a home of genuine substance and transform it into an exceptional family residence. With clear scope for enlargement, reconfiguration and refinement (subject to the usual consents), the foundations are firmly in place for the creation of a truly impressive village home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	73
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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