

Bryan Bishop
and partners

Sweet Briar

Welwyn Garden City, AL7 3DU


KLT

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Summary:
This delightful three-bedroom terraced home offers an appealing combination of contemporary styling, well-proportioned accommodation and a particularly pleasant setting, making it an ideal choice for families and those seeking a home ready to move straight into. The property has been thoughtfully arranged to create a welcoming and sociable living environment, with an impressive open-plan kitchen and reception area forming the heart of the home. Further highlights include three well-proportioned bedrooms, a stylish contemporary bathroom, a generous and well-maintained rear garden, useful outbuildings and the added advantage of off-road parking. Situated within a peaceful and established residential area, the property is also conveniently placed for local schooling, playing fields, shops and public houses.

Accommodation:
The accommodation briefly comprises an attractive entrance hallway with a stylish staircase rising to the first floor, leading through to an impressive open-plan kitchen and living area. The kitchen is fitted with a comprehensive range of base/eye level contemporary units, complemented by a substantial Smeg range cooker and cleverly integrated spaces for both a washing machine and dishwasher. The adjoining reception area is particularly bright and inviting, with large windows incorporating elegant shutters, allowing plenty of natural light to fill the room. Warm wooden flooring flows throughout the ground floor, while French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, there are two generous double bedrooms and a well-proportioned third bedroom, which benefits from a useful walk-in wardrobe or alternatively provides an ideal space for a home office. The contemporary family bathroom is finished with attractive herringbone tiling, complemented by a separate W.C. for additional convenience. There is also the benefit of a substantial loft space, providing excellent additional storage.

Exterior:
The property enjoys a particularly generous and well-maintained rear garden, offering an excellent degree of outdoor space for relaxation and entertaining. A spacious decking area provides the perfect setting for outdoor dining and summer gatherings, with further garden space beyond. Additional benefits include a useful brick-built outbuilding and a separate garden shed, both providing valuable storage facilities. To the front, there is a neatly presented garden which adjoins an attractive open green, together with the advantage of off-road parking.

Location:
The property occupies a pleasant position within a peaceful and established residential setting, surrounded by attractive greenery. The location is particularly convenient for families, 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).









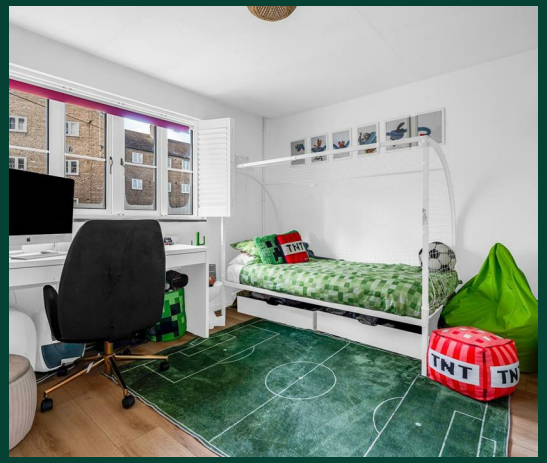






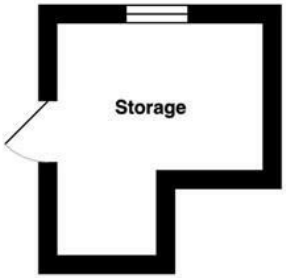




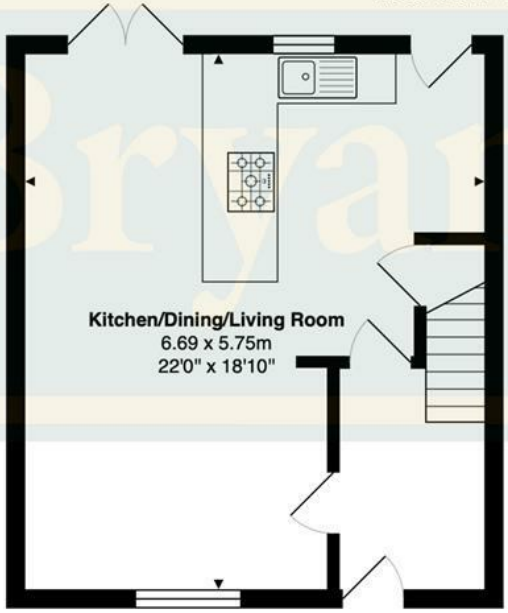




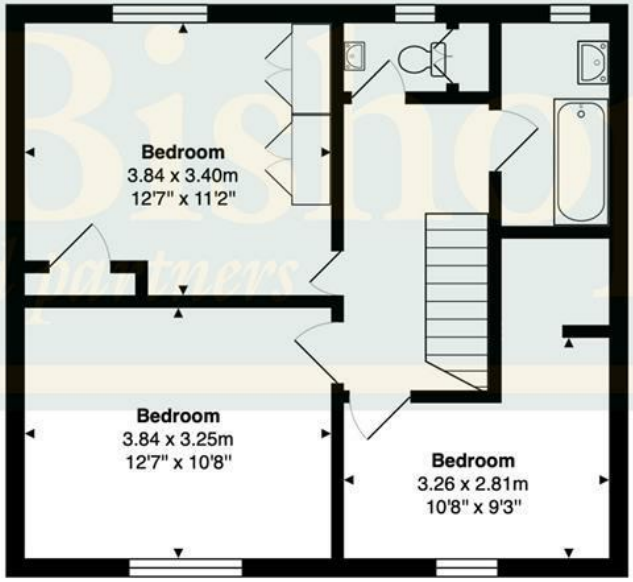




Outbuilding
Area: 6.0 m² ... 65 ft²

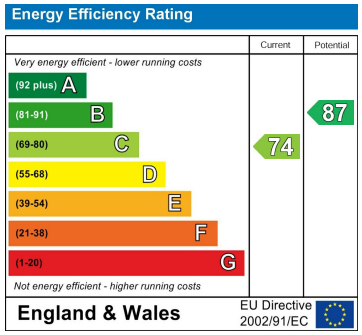


Ground Floor
Area: 38.5 m² ... 414 ft²



First Floor
Area: 49.0 m² ... 527 ft²

Total Area: 93.5 m² ... 1007 ft²





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