



Bryan Bishop
and partners

Water End Lane
Ayot St. Peter, AL6 9BB

Guide price £1,250,000



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Hafod sits near the bottom of a quiet lane in the Ayots. A beautiful family home built just before World War Two, Hafod enjoys the benefits and tranquility of a country home, whilst being a short drive from all the amenities one would need.

Approached by a gravel driveway, with parking for multiple cars, this property boasts a beautiful frontage, with mature wisteria running along the front of the house. Upon entering, you arrive in a entrance hall that branches out into a living room with amazing aspect and views over the garden and fields behind. On the other side of the hall lies the kitchen and utility room. There is a dining room accessible from the hallway which also leads into a garden room.

The first floor comprises a spacious landing, one double bedroom, family bathroom and master bedroom with incredible views from the turret window. The master bedroom also benefits from a dressing room. The second floor is made up of a further double bedroom as well as another bathroom.

Situated in the rural Ayots bordering countryside between Welwyn Garden City and Welwyn Village. Within just over a mile is Welwyn Village High Street with a range of amenities including doctors, dentists, public houses, restaurants and Tesco Express. Within close proximity are both Welwyn North and Welwyn Garden City mainline stations with fast and frequent services into London Kings Cross and Moorgate. Welwyn Garden City town centre is also within just over 2 miles and offers a range of facilities such as cinema, theatres, gym, cafes, restaurants and shops including John Lewis and Waitrose.







- Ground Floor -

Entrance Hall

Living Room

25'11" x 11'9"

Kitchen

12'0" x 9'2"

Utility

16'8" x 6'2"

Dining Room

10'0" x 11'10"

Garden Room

8'6" x 15'5"

- First Floor -

Bedroom One

23'10" x 11'9"

Dressing Room

13'3" x 6'6"

Bedroom Two

10'11" x 9'0"

Bathroom

- Second Floor -

Bedroom Three

13'5" x 12'0"

Bathroom

- Outbuildings -

Garage One

13'1" x 9'2"

Garage Two

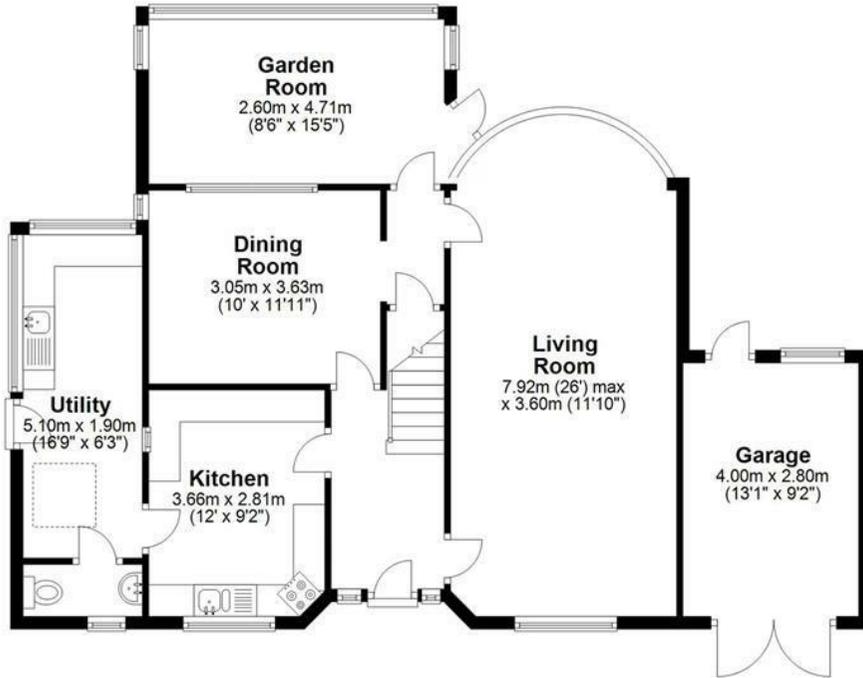
18'0" x 11'8"





Ground Floor

Approx. 92.9 sq. metres (1000.2 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.5 sq. feet)



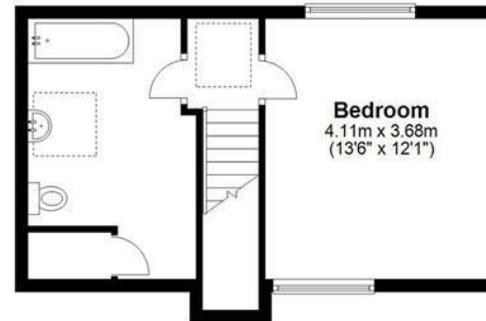
Outbuilding

Approx. 19.6 sq. metres (210.8 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 205.4 sq. metres (2211.2 sq. feet)

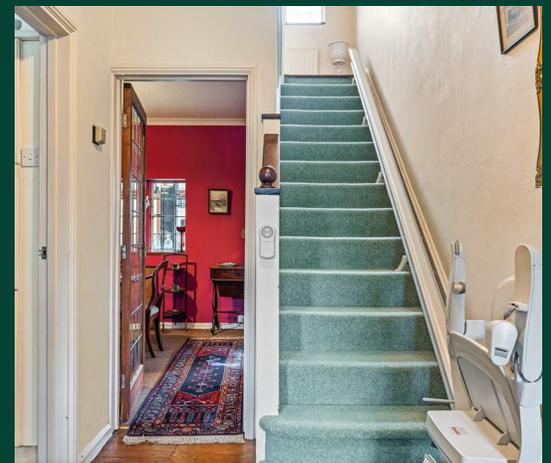
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	75









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