



Bryan Bishop
and partners

Layton Street
Welwyn Garden City, AL7 4FE

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Summary

Bryan Bishop & Partners are pleased to present this superb and well presented three bedroom family home. The home is located within easy access to schooling, local amenities and well positioned for both Welwyn garden city and Hatfield mainline stations. The house is in immaculate condition inside and out, clearly benefiting from owners who have spent great care and attention on both the decoration and maintenance and is ready for you to just move in and enjoy.

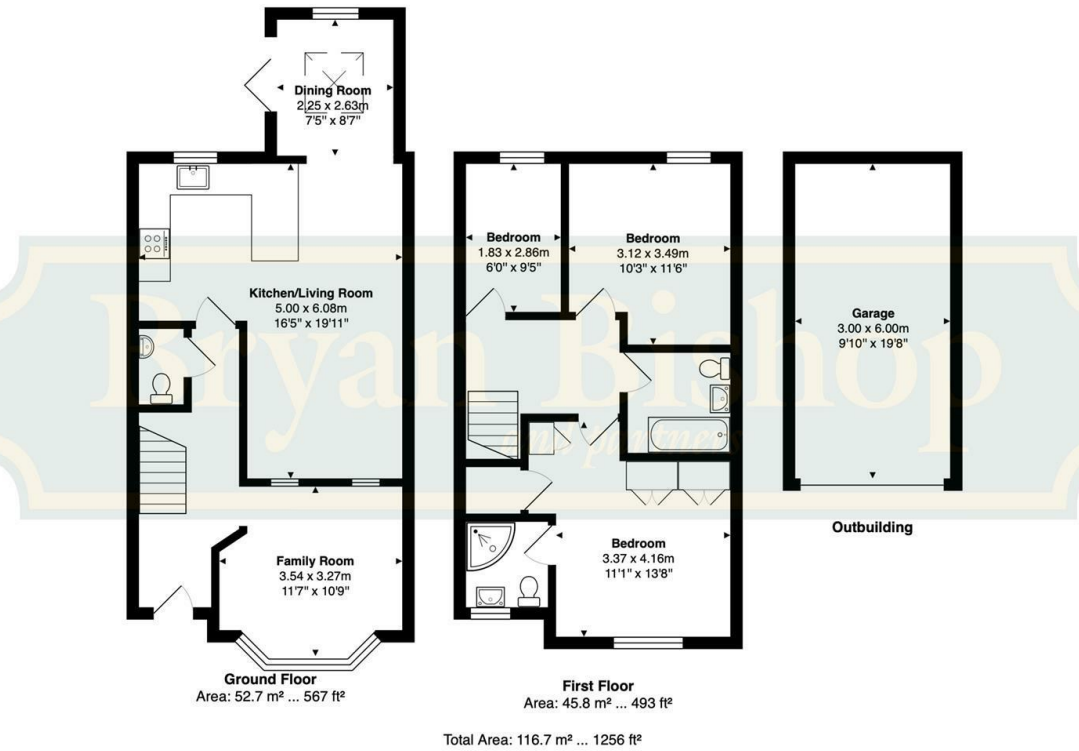
The ground floor accommodation provides a front aspect family room with a large front aspect window and a recently extended Kitchen/Living/Dining Room. The kitchen features a range base and eye level units, a combination of freestanding and integrated appliances and a nicely extended dining area with skylight. A downstairs cloakroom/WC completes the ground floor accommodation.

The first floor accommodation offers a good size landing, leading to three bedrooms with en-suite to the principle and an additional family bathroom.

Externally the property has a combination of laid-to-artificial lawn and patio. The property also provides rear gated access leading to a garage en-bloc with electric power and additional off street parking.

Layton Street is located under two miles to the south of Welwyn Garden town centre. The local area benefits from a parade of shops and schools. Welwyn Garden City centre offers a wide range of both shopping and leisure facilities including John Lewis department store and the Howard Shopping Centre. Major transportations links are close by with A1(M) junction 5 and mainline station in the town centre (London Kings Cross 25 minutes).





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