



Bryan Bishop
and partners

Appletree Way
Welwyn Garden City, AL7 2FE



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this attractive detached four bedroom, three bathroom family home arranged over three floors, set in a quiet residential cul-de-sac on the popular east side of Welwyn Garden City. This house is in absolutely immaculate decorative order inside and out, is within easy walking distance of the well rated Ridgeway Secondary Academy, and boasts two en suite shower rooms, a separate garage with private driveway parking, a good sized fully enclosed garden and large well proportioned rooms throughout. The property is a shining example of intelligent contemporary design, utilising all of the space in a practical yet still stylish and aesthetically appealing way to best cater for the needs of any modern family. Large open spaces endow the house with genuine flexibility and the ability to adapt to your lifestyle requirements as they change over time, making this a home more than fit for purpose for many, many years to come. For this reason houses of this perfect size and format rarely come to the market, and usually sell very quickly.

Accommodation:

The elegant front door, inset with decorative glazed panels and protected from the elements by a modern minimalist glass porch, welcomes you into a light, bright entrance hall. Immediately inside is a perfectly placed guest cloakroom, nicely lit by a front facing opaque window. Beyond, the hall opens out into a lovely reception area, from which doors lead into the kitchen/dining room and the large living room. A beautifully crafted wooden handrail adorns the stairs as they curve away up to the floors above, with enough space for a useful cupboard set into the base of the curve.

The kitchen/dining room runs the full depth of the house, making it a substantial room at nearly eighteen feet long, yet is still abundantly lit by the generous windows at both ends. The front section is designed to be the working kitchen and enjoys a neat ergonomic layout, with a comprehensive array of wall and floor mounted fitted cupboards lining the room, providing ample storage as well as food preparation worktop area. A full complement of the usual kitchen appliances are integrated into the cupboards, with the necessary space allocated to incorporate a double width, range style gas cooker and hob. The remainder of the room is left as open floor space to furnish as you see fit, and would comfortably accept a large dining suite as well as other occasional furniture. The rest of the ground floor is taken up by the capacious living room. Again this room is blessed with fabulous light throughout the day courtesy of the large front facing windows, and the glazed double doors with additional full height side windows, to the rear.





The patio doors enable a great connectivity out into the garden, making it really usable for time together as a family or when entertaining guests. Within the room there is a really large space to work with when considering your furnishing and layout plan. Generous enough to take multiple sofas and chairs and to give you real freedom to indulge yourself if you like your furniture big and comfortable. In the centre of the outside wall there is an attractive decorative panel providing an ideal setting and hidden cabling for your AV needs, accepting a flat screen TV, sound bar and multiple digital TV/DVD control units.

Up on the first floor there are two large and well proportioned bedrooms, both of which would comfortably accept a double bed and other furniture besides. One of the unusual and special features of this lovely family home is that both of the first floor bedrooms have their own en suite shower rooms. Another is that they both also have wonderful glazed double doors that open inwards to reveal a modern, glass panel Juliet balcony, a fabulous double bonus that really elevates the property above its peers.

On the second floor there are another two large bedrooms, supported by a shared family bathroom. These are not the usual "attic rooms" you might expect. They are purpose built rooms of generous size and shape, nicely lit by normal size dormer windows to the front, and would easily accommodate double beds and other bedroom cupboards or wardrobes alongside the built in eaves storage cupboards that already exist within them both.

Exterior:

The small open front garden is a nicely balanced amalgam of lawn, decorative hedging and mature shrubs. To the side of the house the private driveway provides off street parking as it leads up to the separate garage, and also allows pedestrian access directly into the rear garden via a secure side gate. To the rear is a paved pathway and patio running across the full width of the house, with the rest of the garden laid as lawn. The garden is fully enclosed and secure, so is perfect for pets and children, and enjoys a great, sheltered situation, just ready for chilling together and dining al fresco at summer barbecues with friends and family.

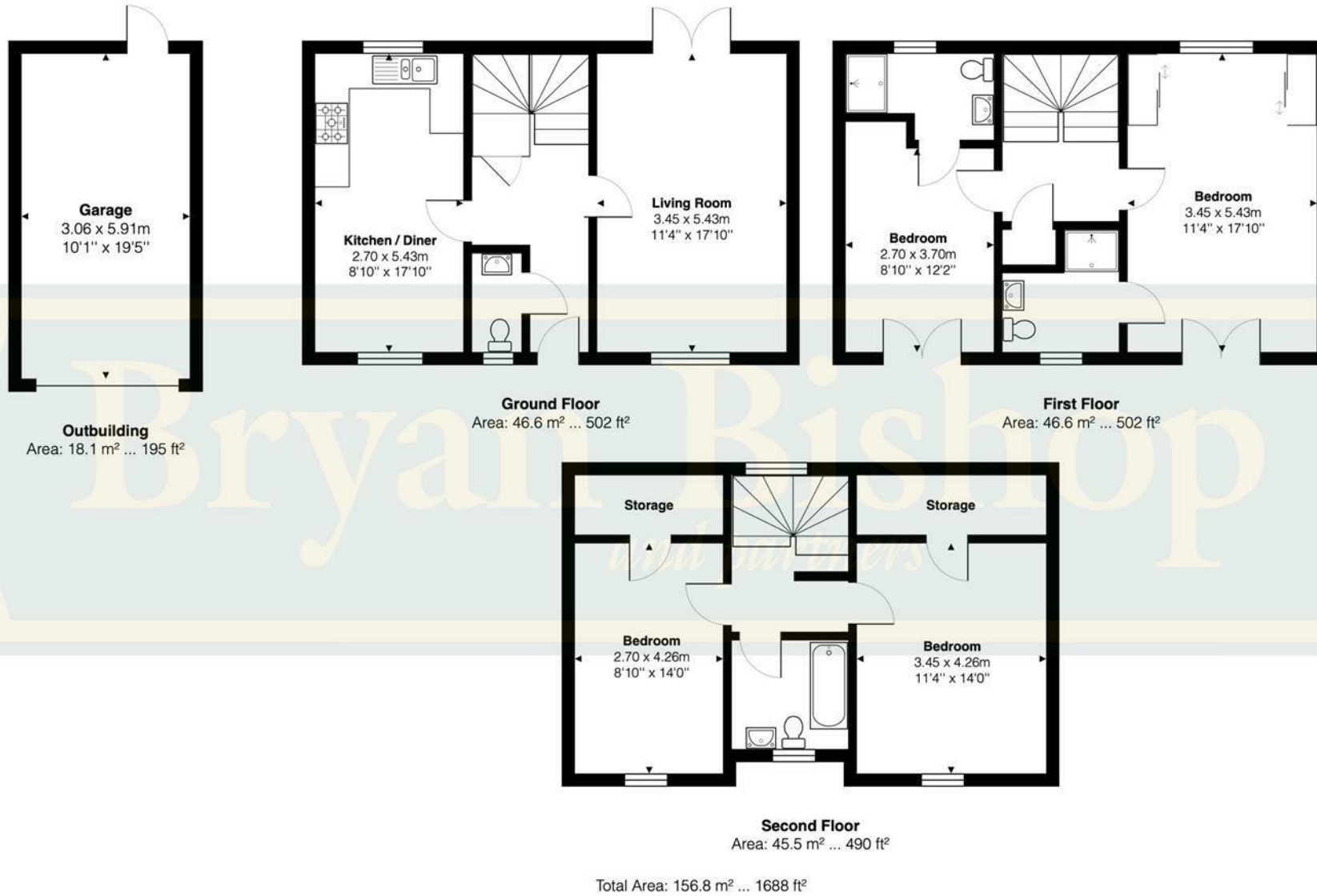
Location:

This property is perfectly located in a lovely, quiet residential area surrounded by other family homes, in the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes 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).









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			
England & Wales		79	88
EU Directive 2002/91/EC			



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