



**Bryan Bishop**  
*and partners*

**Lumbards**  
**Welwyn Garden City**



# Lumbards

## Welwyn Garden City

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three-bedroom family home in a quiet residential road on the outskirts of Welwyn Garden City. Ideally located to readily access all of the abundant facilities across the city, yet also just a short walk from the wonderful open countryside, this fabulous house is presented in immaculate condition inside and out and benefits from a recent extension and comprehensive refurbishment, including new windows and a superb luxury bathroom. The accommodation is spacious and well planned to meet all your family's needs, with the added benefits of a ground floor guest cloakroom, office, and playroom.

### Accommodation:

The front door opens into a neat entrance hall, which directly accesses the conveniently placed guest cloakroom, the front-facing office/study, and the generously sized living room.

The office/study is a valuable addition, providing a comprehensive work from home facility capable of absorbing multiple work stations as well as being fitted with a full wall of storage cupboards that will easily multi task to take coats and shoes as well as business records and files. Intelligent and creative design has made the very best use of the space available by setting up a playroom adjacent to the office/study with a very cool modern sliding door between the two rooms. This is a great space for the children to hang out, enjoying their own privacy and hopefully giving the rest of the house some respite from the video game sound effects at the same time !

The living room is a large room by any measure, with the main room extending to twenty-three feet in length and then continuing on into a further rear lounge area through an open archway. This substantial open plan space gives you almost unlimited opportunities to configure and furnish the room in the way that best suits your lifestyle. Suffice it to say that the room is comfortably large enough for multiple sofas and chairs, along with other occasional furniture besides. Despite its great size, it is flooded with natural daylight thanks to the large front-facing window and the fully glazed French doors that open from the rear lounge out into the rear garden, with the attractive open tread staircase rising up through a recessed stairwell adding to the light, airy feel that pervades the whole room.

The ground floor has a lovely open flow between the various rooms, making it a really practical and flexible family home, and this is typified by the rear lounge area that is openly connected to both the main living room and the kitchen/dining room. It's a lovely room, perfect for taking some time out to relax, read a book, or chat with family and friends, bathed in the abundant light streaming in through the glazed French doors and full-height windows flanking them. The excellent connection from the rear lounge out onto the capacious patio extends the free flowing nature of the house seamlessly out into the garden, a real boon for both day to day family life as well as when entertaining guests.







The kitchen/dining room sits alongside the rear lounge, but also links through a door directly from the dining area into the living room, making it easily accessible and a really flexible space. The kitchen area is nicely lit by a rear facing window and has a comprehensive array of modern wall and floor mounted cabinets fitted around the outside perimeter, offering more than ample storage space as well as a full complement of integrated appliances within the cabinets. This still leaves plenty of floor space for larger free standing items such as an american style fridge/freezer, along with a generously proportioned dining area that is easily capable of accommodating a substantial dining table and chairs.

Upstairs is a beautiful family bathroom, recently installed, that has a shower attachment and screen fitted over the bath, along with three bedrooms. Two of the bedrooms are large doubles in size and both feature a full wall of premium quality fitted wardrobes.

#### Exterior:

The house is located along a quiet residential road that has plenty of parking for visitors, but also has its own attractive block paved private driveway suitable for off street parking for multiple vehicles. Its useful position as an end of terrace means it benefits from a pathway to the side of the house that gives separate direct gated access into the rear garden, which is fully secure and enclosed so ideal for pets and children. A substantial patio area runs the full width of the rear of the house and extends back far enough to provide ample space for casual outdoor seating and a large dining suite, presenting a fabulous area for spending time together as a family, but also plenty large enough for entertaining guests. At the far end of the patio, a neat set of stone steps climbs through a lovely wooden pergola, draped with vibrant climbing plants, to the lawn above, which is a great place for the children to play. Surrounding the patio is a retaining wall of decorative brickwork, beyond which are multiple flower beds with a wonderful variety of plants, shrubs, and low level bushes, with further flower borders lining the outside boundary.

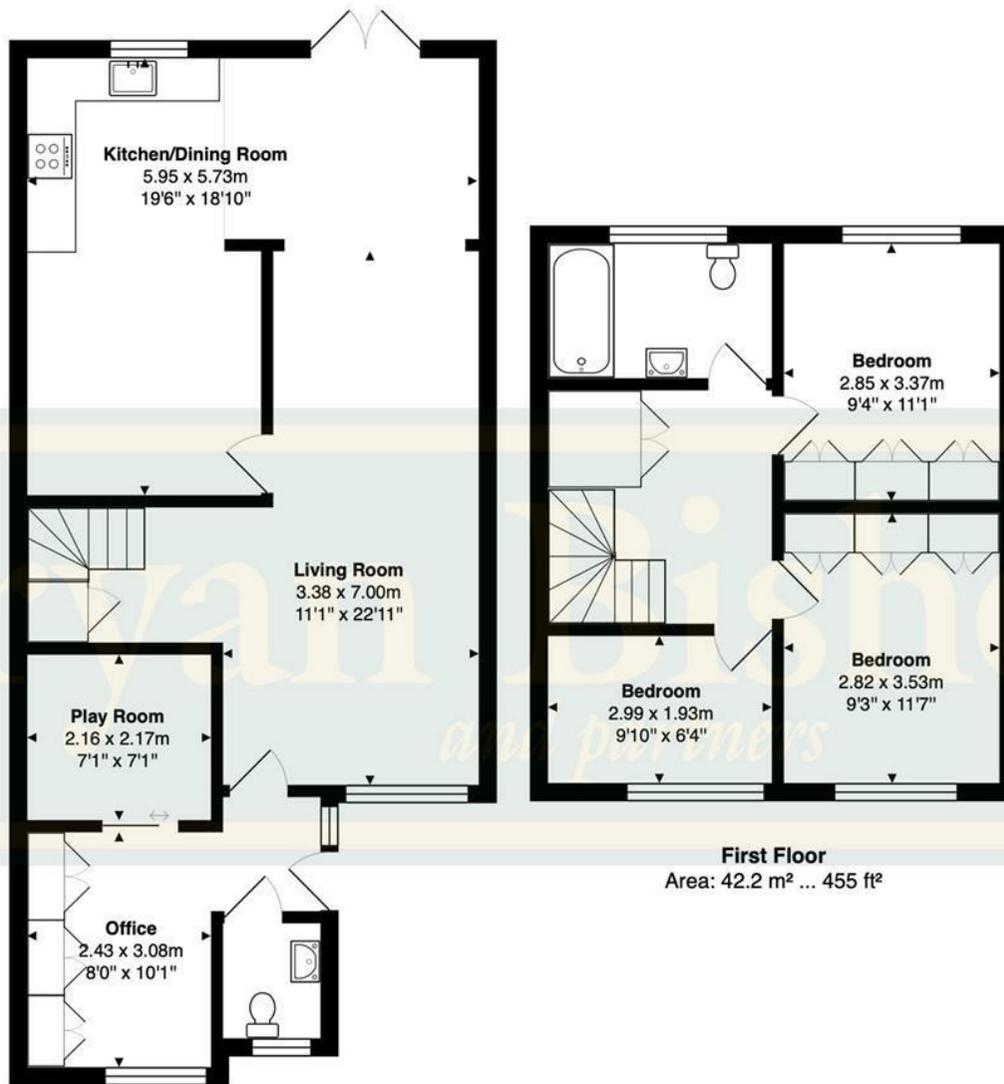


#### Location:

This property is perfectly located on the popular North East side of Welwyn Garden City, 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 King's 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).







**Ground Floor**  
Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

**First Floor**  
Area: 42.2 m<sup>2</sup> ... 455 ft<sup>2</sup>

**Total Area: 112.9 m<sup>2</sup> ... 1216 ft<sup>2</sup>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC







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