



Bryan Bishop
and partners

Elmoor Avenue
Welwyn, AL6 9PD

Guide price £835,000



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Summary:

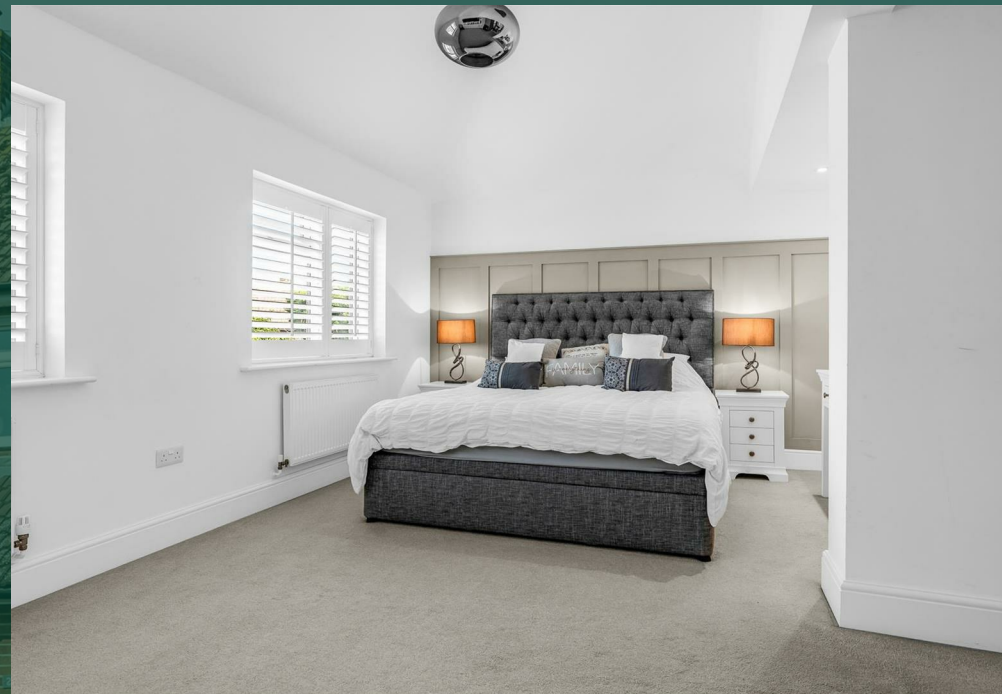
Bryan Bishop and Partners are delighted to bring to the market this fabulous four double bedroom, three bathroom family home set along a quiet residential cul de sac within a few minutes' stroll of the vibrant and thriving high street in the centre of the highly sought after village of Welwyn. The property has been substantially and sympathetically extended to provide spacious and flexible accommodation which includes a separate study, utility/laundry room and a ground floor cloakroom, along with an absolutely stunning open plan kitchen/dining room complete with bi-fold doors leading out into the large rear garden. This is a wonderful family home presented in absolutely immaculate condition with a beautifully appointed modern interior that is ready and waiting to meet, and indeed exceed, all of your family's needs.

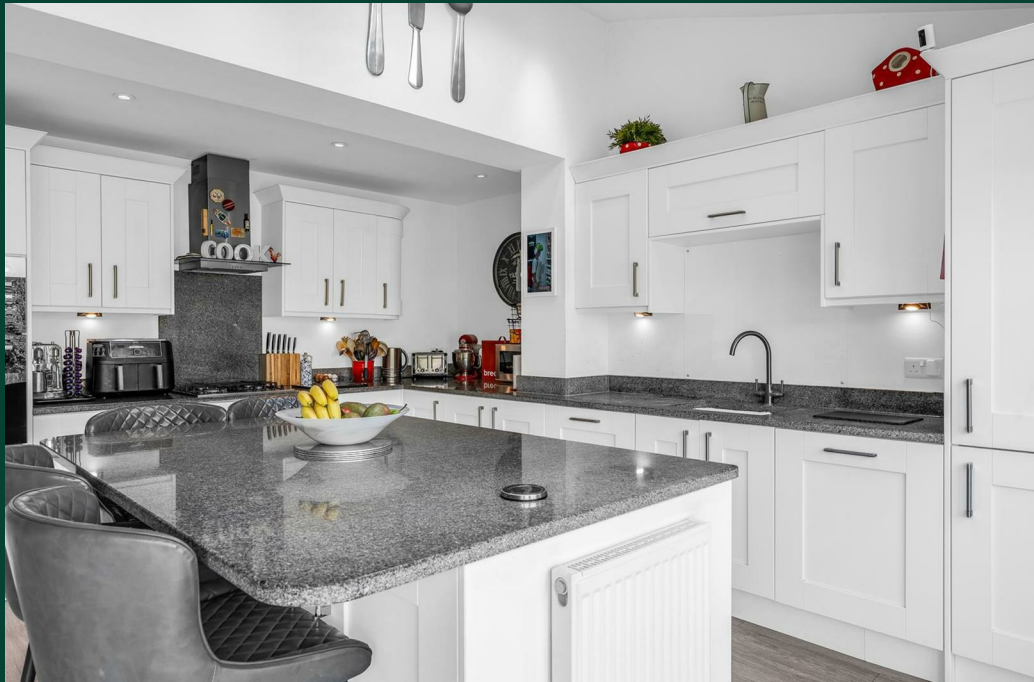
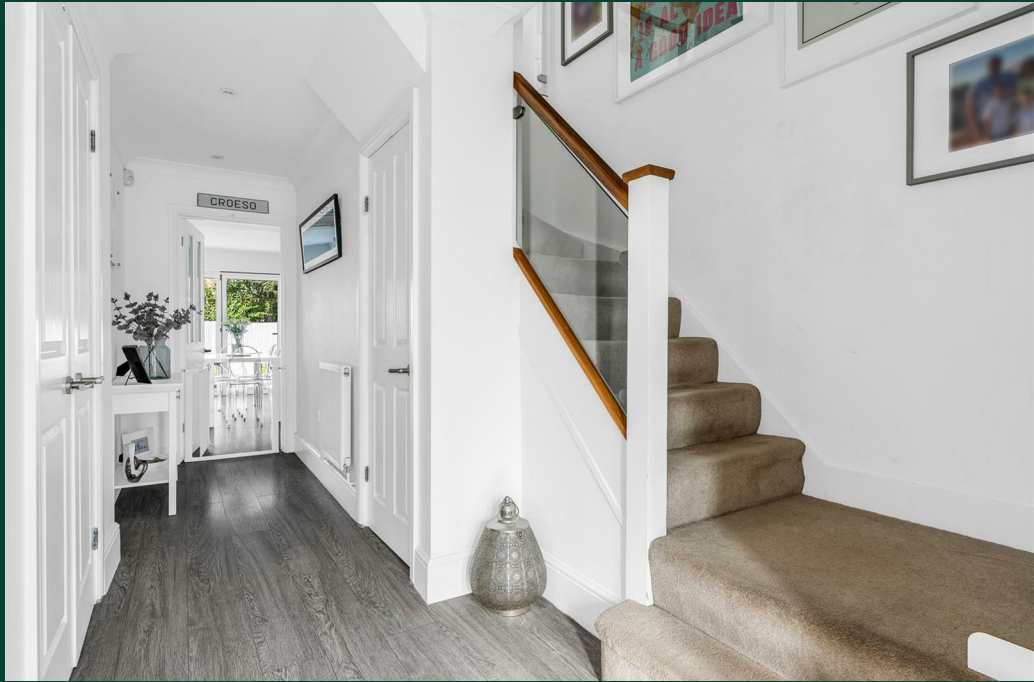
Accommodation:

The attractive front door is inset with decorative glass panels, with matching full-height opaque windows placed on either side, and is set beneath an extended tiled roof that flows across from the front of the garage, creating a nice visual effect whilst also providing useful shelter from the weather. Once inside you are greeted by a warm and welcoming lobby area that allows plenty of room for coats and shoes and opens directly into the spacious entrance hall beyond. From the front of the entrance hall there is a wonderful open view back through the house, extending completely through the kitchen/dining room and out into the gardens beyond, giving a wonderful sense of light and space to the area, which contains two large built-in storage cupboards as well as the two separate doors leading into the kitchen/dining room and living room.

The living room is a good size and a really well balanced shape, making all of the ample space on offer fully usable. A large window looking out over the front garden keeps it light and bright throughout the day, whilst the clean, simple lines and bright white decor, a strong theme intelligently employed throughout the property, give you a blank canvas to introduce colour and pattern with furnishings and adornments of your choosing. Plenty large enough for multiple sofas and chairs, as well as other occasional furniture, this is a lovely room in which to spend time with the family, and works incredibly well alongside the open plan format of the wonderful kitchen/dining room.

The kitchen/dining room is absolutely stunning and is a large room by any measure at over twenty-one feet long, yet every inch of it is absolutely filled with the natural daylight that floods in unhindered through the bi-fold doors that take up the whole of the rear of the room, and enhanced still further by a Velux roof light set into the sloping ceiling above the kitchen area. One end of the room has been neatly configured as the 'working' kitchen and is fitted with a comprehensive array of wall and floor mounted cabinets lining the perimeter along with a superb central island that does a great job in defining and delineating the space as well as providing a substantial breakfast bar. Combining the island and the multi-formatted wall cabinets ensures more storage than you will ever need, as well as abundant food preparation worktop area, and integrated within the units is a full complement of the usual appliances one would expect in a house of this size and quality.







The remainder of the room is left as open floor space for you to use in any way that suits your needs the best, and is more than able to accept a substantial dining suite along with other furniture if so desired. This really is an exceptional room, perfect as a family social hub, and ready to excel whenever you entertain guests, making the absolute best use of that fantastic connection out into the garden.

Supporting the kitchen is a very useful separate utility/laundry room, accessed from the front corner of the dining area, and also providing a valuable separate exit out into the rear garden. The front corner of the dining room also has a door into a well placed guest cloakroom.

Set into the rear corner of the house, also with direct access from the dining area, is a good sized study/office. Well lit by a rear facing window, this room would comfortably provide an effective work from home facility, and would also make a great playroom as one of many alternative roles available to you.

Upstairs there is a spacious hallway, attractively galleried over the stairwell, with an oak handrail teaming up perfectly with a modern minimalist glass balustrade design that is completely in keeping with the overall design ethos of the rest of the house. From the hallway, doors lead into each of the bedrooms, all doubles in size, as well as the well appointed family bathroom which features a bath complete with shower and screen fitted above it. Two of the larger bedrooms boast luxurious en suite shower rooms, with the principal bedroom suite also benefiting from a walk-through dressing area fully fitted with expansive wardrobes.

Exterior:

There is a large front garden which has been neatly landscaped to allow a substantial block paved driveway that provides off-street parking for multiple cars as it leads up to the integral garage. There is still an additional area of lawn and flower borders that could be redesigned to allow more parking space if required. A gated pathway leads along the side of the house, past the door out from the utility/laundry room and into the back garden, which is secure and fully enclosed and so ideal for pets and children. A capacious patio spans the full width of the rear garden, making the very best use of the seamless connection out through the bi-fold doors from the kitchen/dining room.

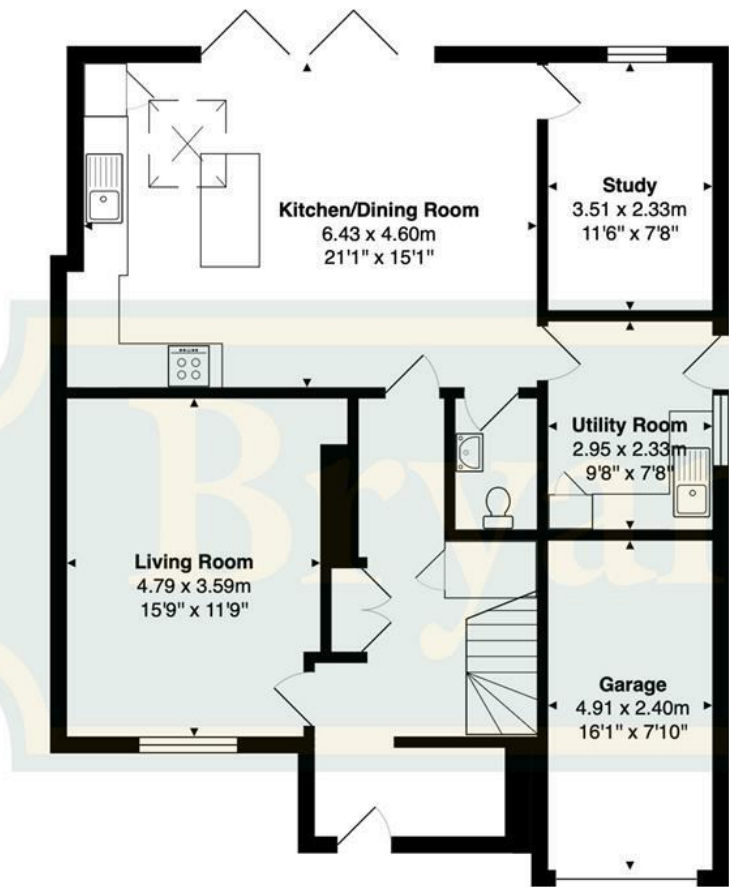
The rest of the large garden comprises a centrally placed lawn flanked by well stocked flower borders either side. This is a great family garden, with ample space on the patio for outdoor casual seating and dining furniture and a large lawned area that is ideal for family fun with the children, enhanced by a lovely open aspect all around it.

Location:

This fabulous property enjoys an idyllic location within Welwyn Village, just a few yards from the high street, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.







Ground Floor
Area: 94.0 m² ... 1011 ft²

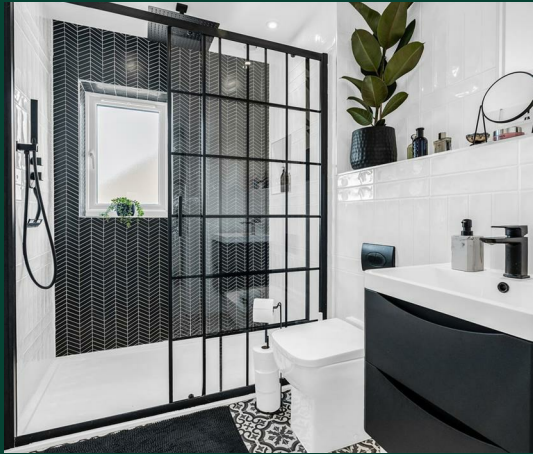


First Floor
Area: 77.1 m² ... 830 ft²

Total Area: 171.1 m² ... 1841 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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