



Bryan Bishop
and partners

Church Street
Welwyn, AL6 9LR
Guide price £730,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this delightful two bedroom, two bathroom house in the centre of the lovely and vibrant Hertfordshire village of Welwyn. In immaculate decorative order inside and out and enjoying some creative and stylish features, this cleverly designed home offers real scope to cater for any number of different family arrangements and would certainly excel at supporting multi generational family life. Despite its fabulous proximity to the many amenities Welwyn has to offer it still provides plenty of off street parking and a lovely private garden.

Accommodation:

The attractive part-glazed front door opens into a nicely proportioned hallway with doors off to the kitchen/breakfast room, a conveniently placed adjacent utility/laundry room and superb bi-fold doors opening into the wonderful lounge/dining room.

The kitchen/breakfast room is a substantial room enjoying an impressive double height ceiling extending up into the attractive exposed architectural shapes making up the roof line. Absolutely bathed in natural light from the large window and the additional stylish skylight above it, this room is just a lovely welcoming place to be. A comprehensive range of wall and floor mounted storage units line two of the walls and incorporate a full complement of integrated appliances, as one would expect in a house of this quality. The remaining space is left open to be employed as best suits you, and would easily accept a large dining table and an additional island/breakfast bar if so desired. Additional facilities and storage space in the adjacent utility/laundry room enable the kitchen to be kept clean, tidy and clutter free.

The lounge/dining room is large, extending to over twenty two feet in length, and enjoys the abundant natural light that cascades in through the two large windows as well as the multi-panel glazed folding doors that open out onto the patio in the rear garden. Spacious, well shaped and with clean, modern lines, this room is certainly capable of absorbing a large lounge suite as well as a formal dining table, if you wished to use it that way, and the seamless connection out into the garden makes the outdoor/indoor flow effortless for maximum garden use.







Currently in use as a formal dining room, the ground floor bedroom offers a myriad of alternative options, including comprehensive home office, TV room, gym, games/hobby room. Well served by a full shower room next door, so virtually ensuite, this would enable ground floor living in style for someone of restricted mobility, and the proximity to the village centre would be a welcome boon to maintain social interaction and overall quality of life. With the abundant flow of light in through the large window overlooking the private garden, it also makes a fabulous dining room of course!

Ascending the stairs takes you up to the first floor bedroom suite. This is a really attractive room full of architectural interest in the clever way the roof design has been brought into the styling of the space. Plentiful fitted wardrobes occupy one corner, leaving significant floor space for a superking size bed, dressing table and casual seating. Large dormer windows on two aspects ensure plenty of daylight, and the luxurious ensuite shower room adds to the comfort and practicality.

Exterior:

The property enjoys plenty of private off street parking at the front, and a convenient exterior pathway running through to the rear garden, which is a nice manageable size and fully secure, so pet and child friendly. A lovely patio outside the lounge/dining room gives plenty of space for relaxing and entertaining, with the rest of the garden made up of open lawn and a pretty raised flower bed along one side with mature shrubs and some specimen trees. In the back corner is a really cute summer house.

Location:

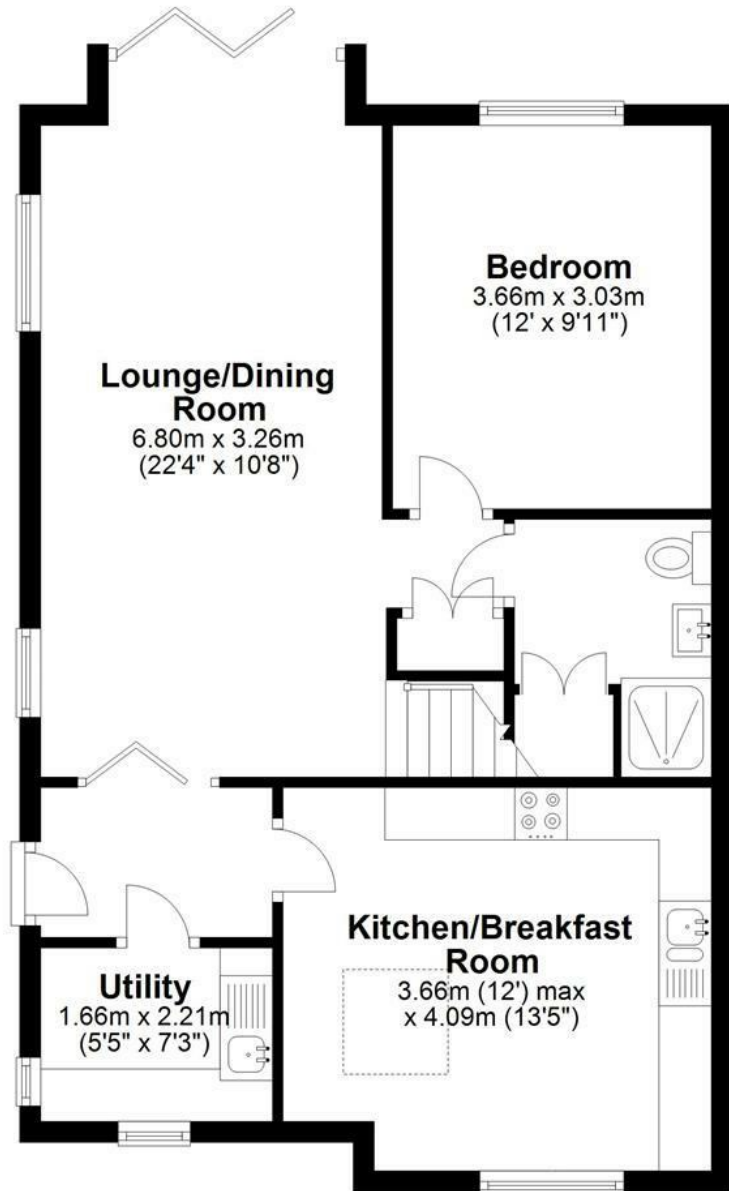
This charming property is perfectly located just a few minutes stroll from the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 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.





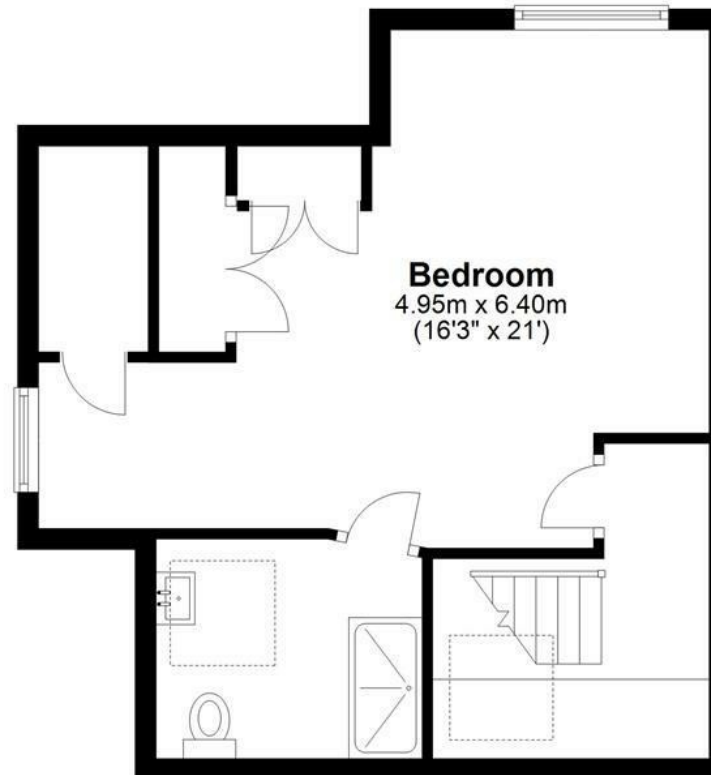
Ground Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 101.8 sq. metres (1095.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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