



Bryan Bishop
and partners

Tewin Water
Welwyn, AL6 0BZ



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, three bathroom family home presented in immaculate decorative order throughout. Set in the idyllic countryside of Tewin Water, within a select, high grade development by Charles Church, this deceptively spacious home enjoys a completely rural position, yet is just a few minutes from the popular and vibrant villages of Tewin and Welwyn. Arranged over 3 floors, the layout of this attractive property is intelligently designed to allow you great flexibility in how you use the rooms to best meet your family's needs, along with plenty of parking, a separate garage and a neat rear garden that opens directly out into the extensive communal grounds that lead to the banks of the gently flowing river Mimram.

Accommodation:

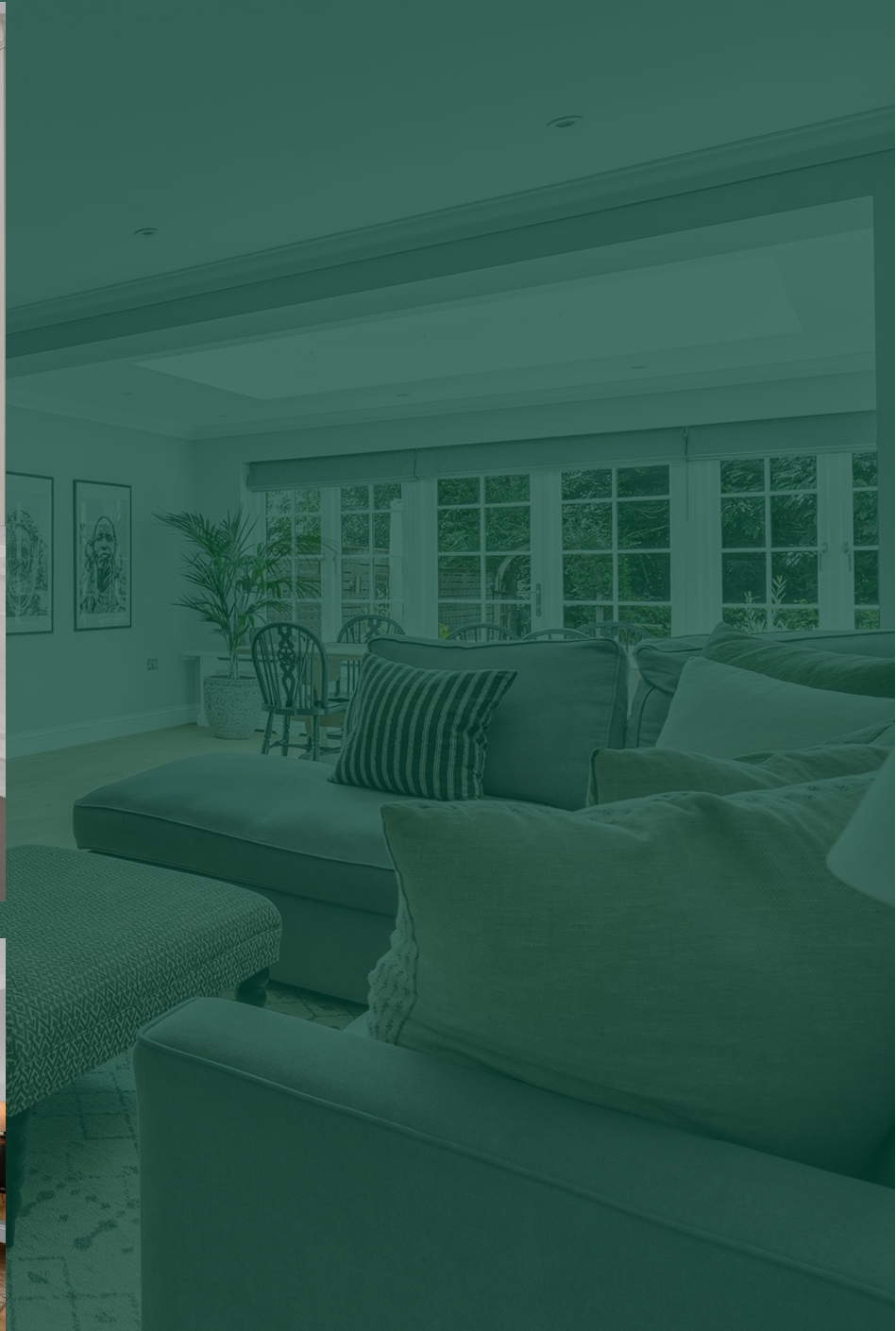
The neat front garden is planted with a pleasant variety of shrubs and bushes set behind a well maintained low level hedge, with a block paved pathway leading up to the half glazed front door set beneath a protective tiled porch. Inside you are met with a pretty entrance hall with doors off to the kitchen, living room, study/office and a conveniently placed ground floor cloakroom. The layout of the house allows a fabulous view along the whole length of the entrance hall, into the study/office and out through the glazed double doors into the garden beyond.

The front facing kitchen is absolutely immaculate, and well equipped with a full complement of floor and wall mounted fitted cupboards providing more than ample storage space and a comprehensive range of integrated appliances, leaving plenty of designated space for free standing items like an extra width range cooker and a double fridge freezer plumbed for a water cooler/ice maker. The spacious worktop stretches around the perimeter and extends out above a neat island, adding more storage space and a great wine cooler beneath as well as providing a convenient breakfast bar.

The living room is a really good size and shape, and flooded with light from the openly connected dining room to the rear. Comfortably large enough for multiple sofas and chairs, with a wonderful feature fireplace at the centre of the outside wall, this is a great room in which to spend time together as a family.

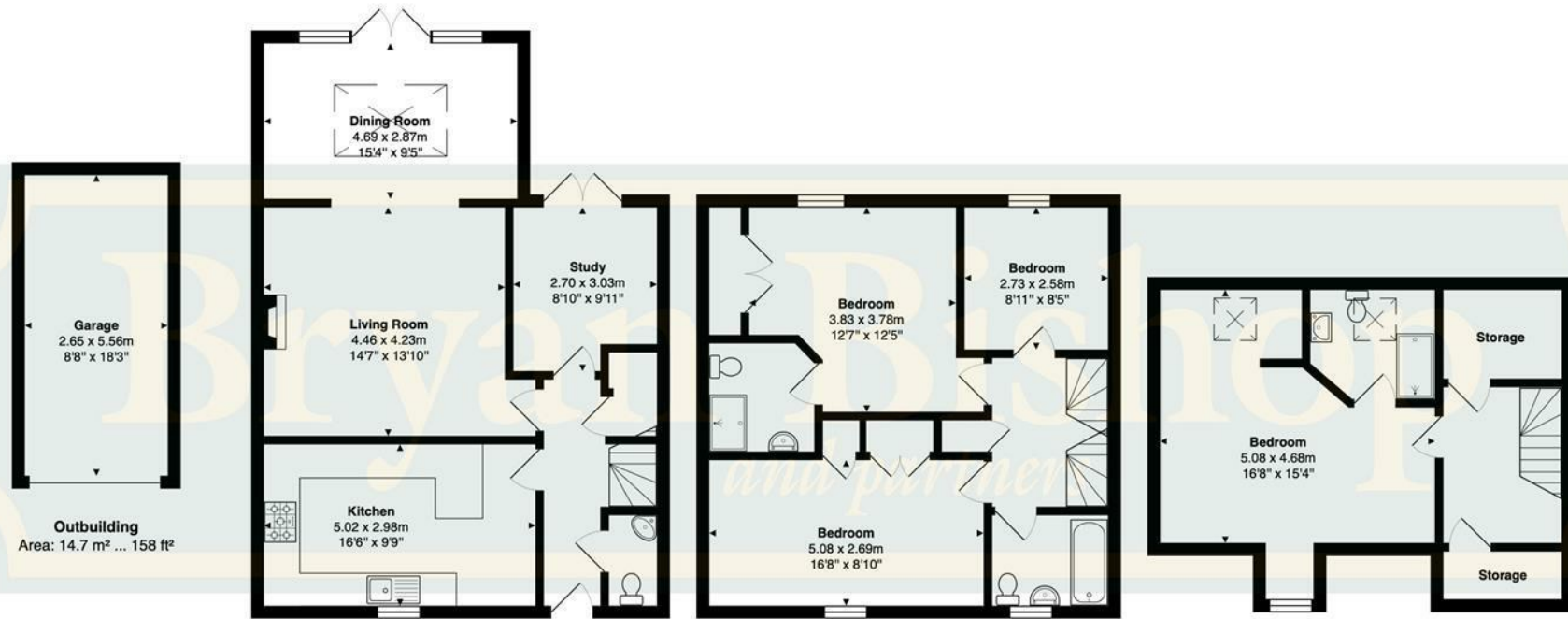












Ground Floor
Area: 67.8 m² ... 730 ft²

First Floor
Area: 54.4 m² ... 585 ft²

Second Floor
Area: 38.0 m² ... 409 ft²

Total Area: 174.9 m² ... 1882 ft²

Garage
2.65 x 5.56m
8'8" x 18'3"

Outbuilding
Area: 14.7 m² ... 158 ft²

Dining Room
4.69 x 2.87m
15'4" x 9'5"

Living Room
4.46 x 4.23m
14'7" x 13'10"

Kitchen
5.02 x 2.98m
16'6" x 9'9"

Study
2.70 x 3.03m
8'10" x 9'11"

Bedroom
3.83 x 3.78m
12'7" x 12'5"

Bedroom
2.73 x 2.58m
8'11" x 8'5"

Bedroom
5.08 x 2.69m
16'8" x 8'10"

Bedroom
5.08 x 4.68m
16'8" x 15'4"

Storage

Storage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







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