Bryan Bishop
and partners

Wellington Drive

Welwyn Garden City, AL7 2NL

Offers in excess of £350,000

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Summary:
Bryan Bishop and Partners are delighted to bring to the market this smart modern two bedroom mid-terraced family home situated in a quiet residential area within easy reach of the vibrant and thriving centre of Welwyn Garden City. The property offers all of the low running costs one would expect from a terraced house, yet also offers a well designed open plan lounge/dining room that really maximises the generous space available, as well as a terrific loft room boasting two separate Velux windows. French doors open directly out into the enclosed and secure rear garden making it ideal for pets and children, whilst a separate gate within the rear boundary fence allows useful direct access into the garden.

Accommodation:
The pale tonal shades of the brickwork present a really appealing frontage, with the stepped design of the different houses offering the visual look of pairs of semi-detached houses rather than a long straight run of a usual terrace, a neat and attractive design element. The pretty front door is set beneath a smart tilted roof porch with cantilevered timber supports and opens into a neat entrance hall within. From here there is a glass panelled door opening into the large lounge/dining room and open plan access through to the front facing kitchen. Across the hallway from the kitchen there is a really useful storage/utility room with a range of high and low level cupboards installed that match those in the main kitchen. This space could also potentially be reconfigured with a door from the hallway and become a ground floor WC if required.

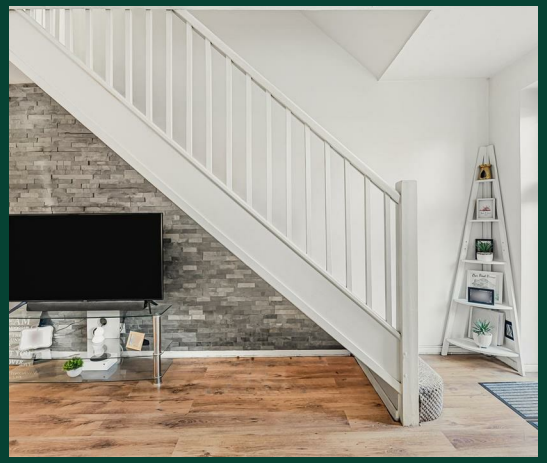
The kitchen is really well lit from a large window looking out over the front garden, with a clever layout that makes best use of the open plan entrance to really maximise the space. Compact but well designed, there is a comprehensive array of wall and floor mounted cupboards fitted around the perimeter walls that offer plentiful storage capacity and ample worktop area, keeping everything you might need close to hand. Integrated within the cabinets is an oven and hob with an extractor above, along with planned in spaces for a free standing washing machine and a full height fridge/freezer plumbed in for a water cooler/ice maker.

The remainder of the ground floor is taken up by the large lounge/dining room, which again displays intelligent space-saving design, with the room extending into the open area beneath the staircase that rises from the far corner. A large window set into the rear wall joins with an adjacent set of glazed French doors to flood the room with natural daylight whilst also giving welcome views of the good sized garden beyond. Stretching to eighteen feet in length, this really is a large room, just perfect for family life and easily able to swallow multiple sofas and chairs whilst still leaving plenty of free floor space for a genrous dining suite, with its well balanced proportions giving you a wide range of options as to how you configure and furnish the space to best suit your family's needs.

Upstairs the central hallway leads to each of the two bedrooms and the fully tiled bathroom which boasts a 'P'shaped bath with a shower attachment and screen fitted above it. The principal bedroom is a good sized double and benefits from a whole wall of built-in wardrobes. The loft space has been fully boarded and lined, and fitted with light, power and two Velux roof light windows, making it a completely usable room, an extremely valuable addition.

Exterior:
The property is on a quiet residential road that has ample on street parking, with a smart block paved frontage offering low maintenance practical access to the front of the house. To the rear is a good sized garden that is great for pets and children alike. A deep paved patio runs the full width of the house, seamlessly accessed through the glazed double doors from the lounge/dining room, which presents a wonderful outdoor area for casual seating and dining furniture, before opening into a generous lawn that extends back to the far boundary fence. The rear corner of the garden has a large all-weather shed on a raised area of paving, and there is a useful separate rear gated access so you don't have to go through the house to get to the garden, so useful for lawn mowers and other garden equipment and furniture.

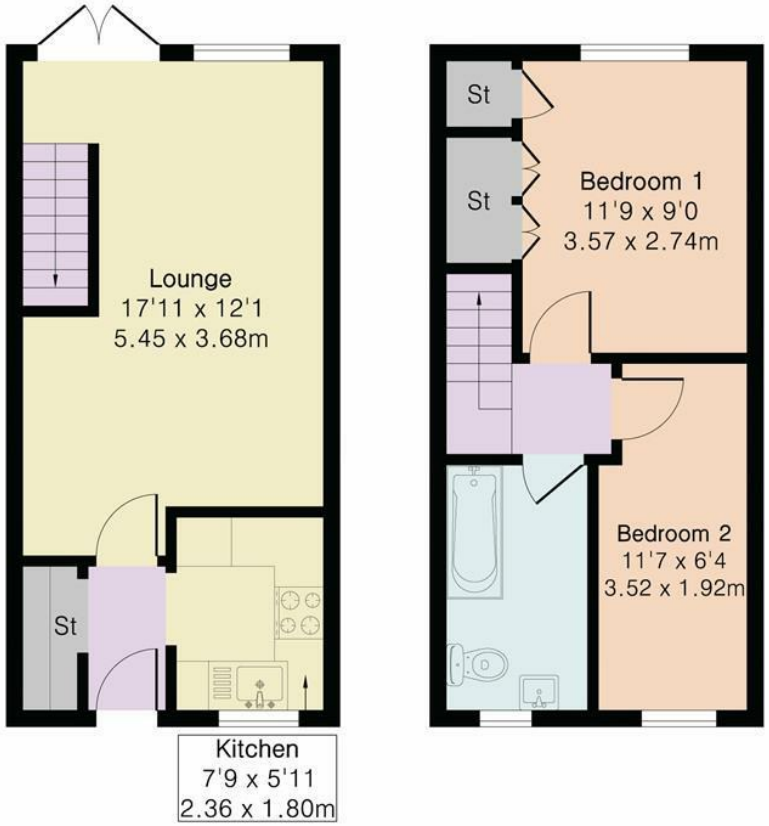
Location:
This property is perfectly located on the very popular east side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, 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).



Approximate Gross Internal Area 624 sq ft - 58 sq m

Ground Floor Area 312 sq ft – 29 sq m

First Floor Area 312 sq ft – 29 sq m

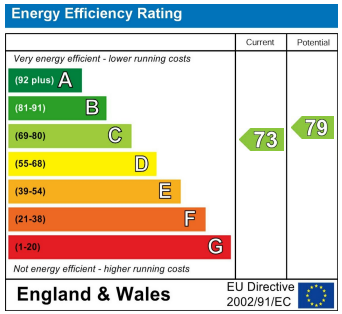


Ground Floor First Floor

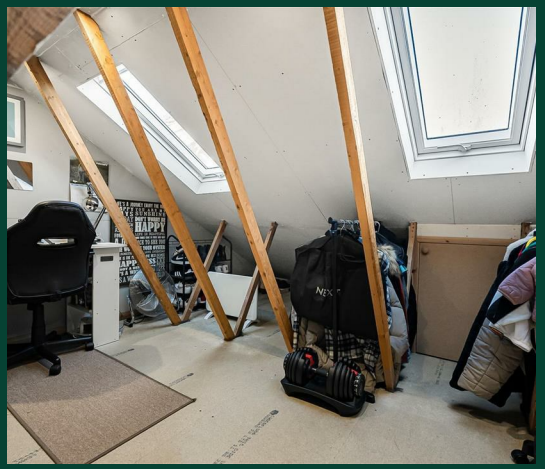
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bryan Bishop



MARRIAGE



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