



Bryan Bishop
and partners

The Chase
Welwyn, AL6 0QT

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Summary

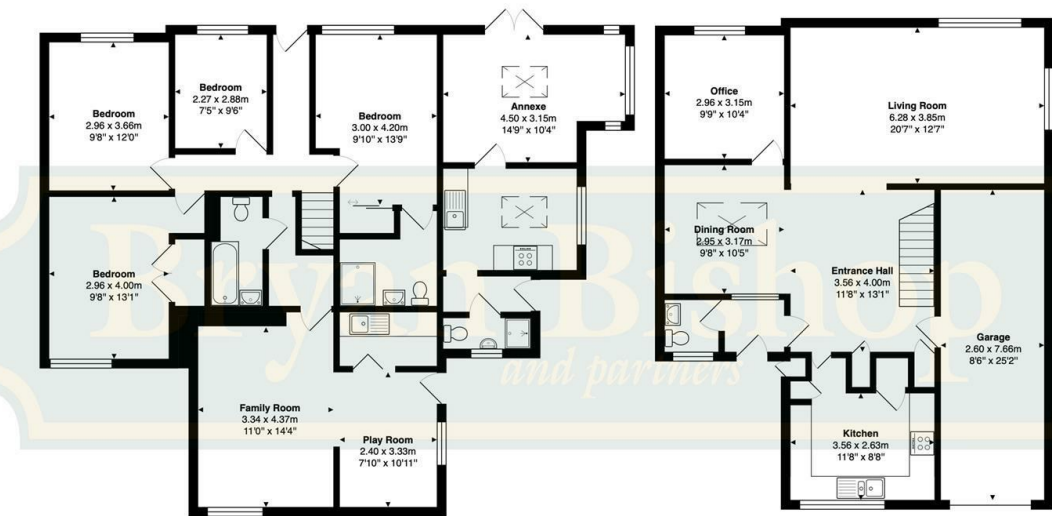
Summary:

Bryan Bishop and Partners are delighted to bring to the market this terrific four bedroom, two bathroom, link detached house set on a large corner plot, along a quiet residential cul-de-sac in the highly sought after Oaklands area of Welwyn. There is plenty of off street parking on the block paved driveway, along with an integral tandem double garage. Don't be fooled by the seemingly modest exterior, inside is an absolute Tardis, built to follow the sloping topography of the land which gives a generous ground floor that contains a whole host of day to day living rooms, then a lower ground floor with the bedrooms, bathrooms and further living rooms. Skilful and innovative design has established large light wells at the front of the property, so that the lower ground floor is just as light and bright as the ground floor. This is a large, well proportioned family home offering flexible and adaptable living space, but also comes with a valuable added bonus of a self contained annexe, complete with a separate kitchen/breakfast room and shower room. The annexe has its own separate entrance which makes it ideal for a family member needing a good level of independence, but with support nearby when required. It also offers a commercial rental opportunity on a long or short let, or through any of the holiday accommodation apps. The property is offered with fully vacant possession, so the choice of how you use the annexe is yours to make. For reference, the current owner would expect to realise £900 per calendar month as rental income, a not insignificant amount.

Accommodation:

The attractive front door, with decorative inset glazed panels and a large opaque window to the side, opens into a neat lobby with an internal window through to the dining room, and a door through to an ideally placed guest cloakroom, along with a separate door into the main entrance hall.





Lower Ground Floor
Area: 124.1 m² ... 1335 ft²

Ground Floor
Area: 97.6 m² ... 1050 ft²

Total Area: 221.7 m² ... 2386 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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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