



Bryan Bishop
and partners

Lower Green
Tewin, AL6 0LA



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Summary:

Chain Free Bryan Bishop and Partners are delighted to bring to the market this spacious and well proportioned three bedroom family home in the ever popular Hertfordshire village of Tewin. With a downstairs guest cloakroom, a massive open plan lounge/dining room and a detached garage en bloc with direct access to it from the rear garden plus visitor parking, this fabulous property enjoys an energy efficient mid terrace position and is chain free ready for a quick sale and completion. Our team holds the keys and would be very happy to hear from you to fix a date in your diary for prompt viewing. This property represents fantastic value so please do not delay.

Accommodation:

The stylish, attractive and architecturally interesting frontage welcomes you through the front door into a neat lobby area. From here a door opens into the perfectly placed ground floor guest cloakroom, nicely lit by a roof light to the front. Pretty patterned glazed double doors open into the expansive lounge/dining room from the lobby. This is a fabulous room, bathed in natural light from the full length double windows to the front and the glazed double doors opening onto the garden at the rear. Fully floored in quality wooden parquet in the classic square block pattern, this large room, at over twenty five feet in length, possesses incredible flexibility and adaptability, enabling you to configure the substantial space on offer, however best suits your lifestyle and as your needs evolve over time, the open plan configuration will continue to meet your changing demands.

Set cleverly into the rear corner of the ground floor, enjoying a semi open plan arrangement to the lounge/dining room, yet with its own window overlooking the rear garden is the light, bright, modern kitchen. A smart ergonomic design means that everything falls readily to hand, making excellent and efficient use of the space to provide plentiful worktop surfaces. A range of wall and floor mounted cabinets provide ample storage, at the same time accommodating a comprehensive array of integrated appliances.





Rising discreetly from the corner of the lounge/dining room, with a useful under stairs storage cupboard, the modern staircase leads up to the first floor hallway that runs front to back along the property. From here, doors lead into the three bedrooms, two of which are good doubles and also both benefit from fitted wardrobes, as well as, the family bathroom, featuring a bath with a shower attachment.

Exterior:

To the front is a pretty, enclosed courtyard garden with a raised flower bed looking out onto expansive areas of grassed space and plenty of communal parking. To the rear, a good sized garden links nicely into the house through the glazed double doors at the rear of the lounge/dining room. A small area of paving feeds into a good sized garden, kept wonderfully low maintenance by extensive use of artificial grass, but still benefiting from pretty timber fronted raised beds stretching along either side for the keen gardener. Being fully secure and enclosed, this garden is perfect for pets and children. It enjoys a particularly useful feature in that the private en bloc garage has a separate pedestrian access opening directly into the rear of the garden, a rare and valuable asset. The property also benefits from an unreserved visitor parking area.

Location:

The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located right in the centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 20 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City, Knebworth, Hertford, Stevenage, St Albans and Hatfield also ensure that a wide array of facilities are within easy reach.

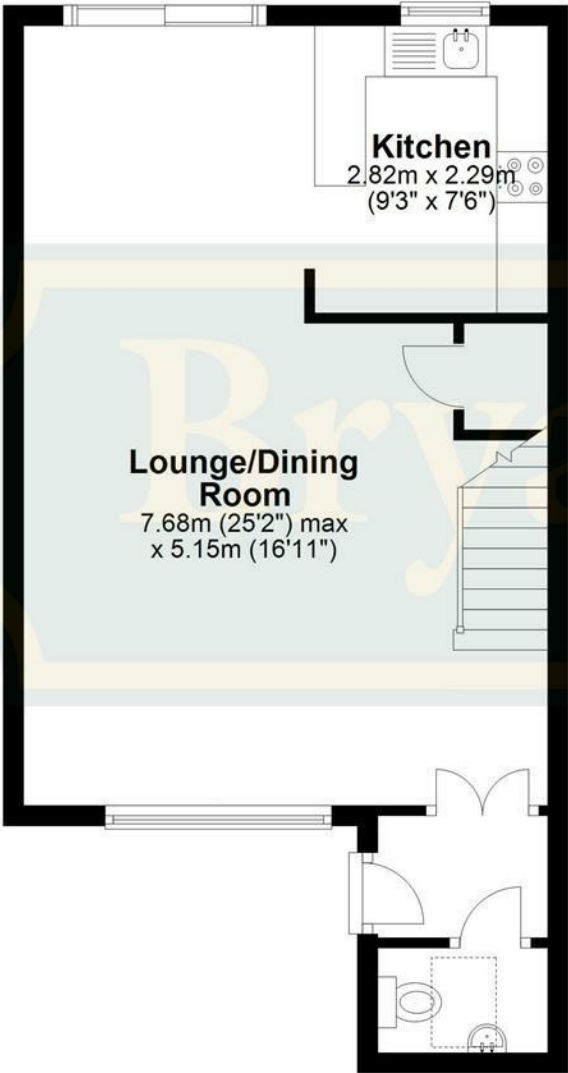






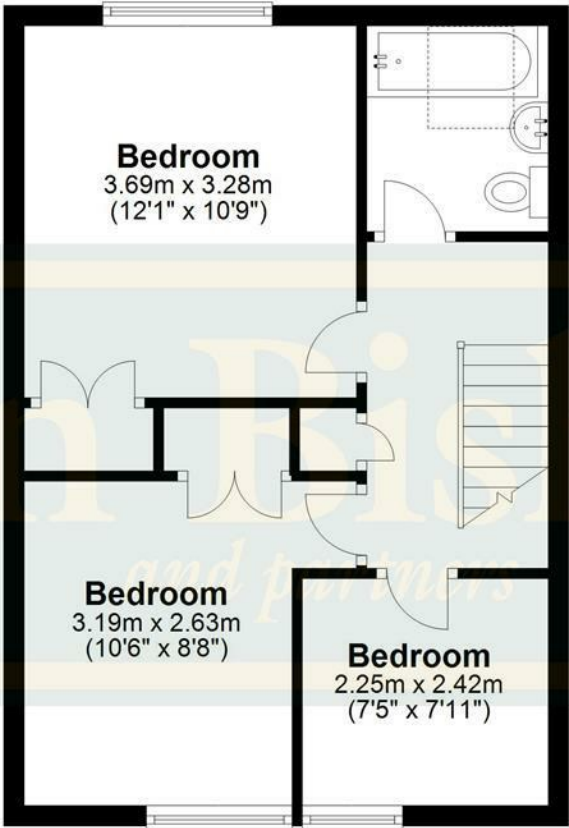
Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)




Outbuilding

Approx. 12.4 sq. metres (133.8 sq. feet)



Total area: approx. 95.7 sq. metres (1029.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	87
(81-91) B		
(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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