Strictly Private and Confidential

12 | Broadfield Place | Welwyn Garden City | AL8 6LJ

Summary:
Bryan Bishop & Partners are delighted to bring to the market this fabulous three bedroom, two bathroom semi-detached family home offered in outstanding condition inside and out and set in a quiet residential cul-de-sac on the highly sought after west side of Welwyn Garden City. The property enjoys a large corner plot and takes full advantage of the ample space on offer, having been substantially and intelligently extended with an exemplary level of fit and finish, to now offer extremely generous living space with a superb blend of open plan and enclosed rooms that work together in complete harmony to deliver just what is needed for a busy modern family. A downstairs shower room and off-street parking for multiple cars joins with a separate door from the front driveway into the large utility/laundry room to really boost the practicality, with large roof lights set into the utility/laundry room, dining room and kitchen adding style and copious amounts of natural daylight.

Accommodation:
The pretty frontage is adorned with attractive mock shutters beside the windows, with a neat portico framing the traditional front door. Inside is a welcoming entrance hall that flows across the front of the house, giving access to the staircase, family room and living room.

The living room, like all of the ground floor rooms, enjoys a good size and a nicely balanced shape, making all of the space completely usable. Certainly a large room at nearly twenty feet long, it is kept light and bright throughout the day thanks to a large bay window looking out over the front garden, with glazed panel double doors at the rear allowing in more light as well as giving easy access into the dining room. There is a great flow around the whole of the ground floor, with the rooms interlinking really well, whether through doorways or in an open plan format, ideal for everyday family life and a real boon when entertaining guests. The living room is comfortably able to accept multiple sofas and chairs, along with additional pieces of occasional furniture, with an attractive fireplace providing a lovely focal point for the room.

Adjacent to the living room is the family room, which has a door in from the entrance hall and a large open connection to the dining room. This room is just perfect for the purpose assigned to it, providing a great casual family space that can easily include a playroom and is separate from the rest of the house yet comprehensively connected to it.

Running across the back of the living room, family room and the utility/laundry room is the expansive dining room. Stretching to twenty-seven feet in length, this room really adds to the flexibility of the property and is easily large enough to multitask for you without any problem at all. Connected directly to both the living room and family room gives it a great situation within the house, and the addition of a very large glass sliding door, pretty much filling the rear wall, is a wonderful feature that will be put to excellent use. Lovely garden views fill the room, and the light flows in completely unhindered, and this is boosted even further by a roof light in the centre of the ceiling. This room would be fully interchangeable with the family room, even on a season by season basis if you so wish, allowing you complete freedom of choice as to how you configure the fabulous space that is available to you.

The utility/laundry room enjoys an ideal situation which allows direct access into the room via a secondary front door, perfect for utilising the room for coats and boots and especially valuable after a lovely winter walk with the family dog. Fitted with cupboards and well lit by a rooflight, the room would easily accommodate a washing machine and tumble dryer.

6a High Street, Welwyn, AL6 9EG
info@bryanbishop.co.uk
01438 718877



Bryan Bishop
and partners

Broadfield Place

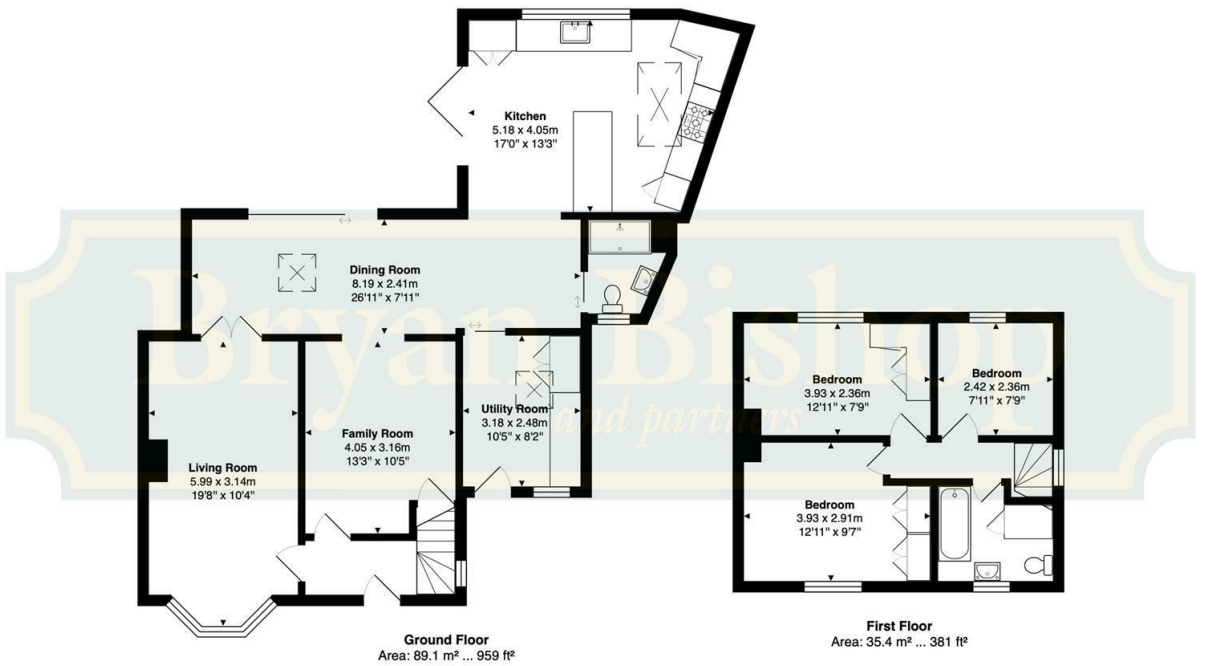
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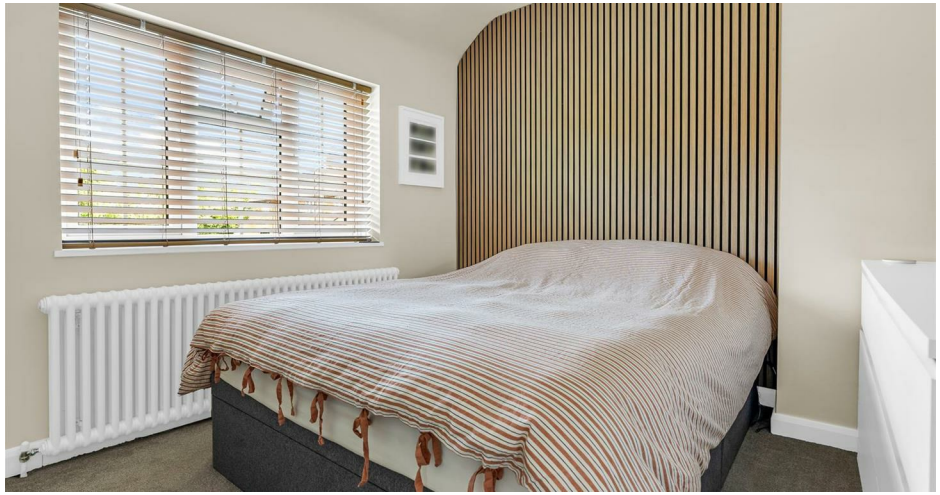

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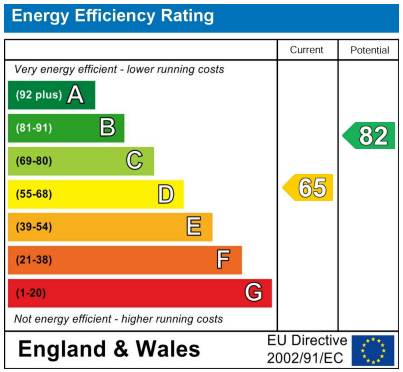




Total Area: 124.5 m² ... 1340 ft²











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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on