



Bryan Bishop
and partners

Two Oaks Drive
Welwyn, AL6 0EZ

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom, two bathroom family home enjoying an idyllic location overlooking the village green in the pretty hamlet of Burnham Green. Surrounded by glorious open countryside, yet just a few minutes from Welwyn, this property has been intelligently extended and benefits from spacious and flexible accommodation that includes a superb garden room, a utility/laundry room, downstairs shower room and a generous office/study that would perform equally as well as a ground floor bedroom if needed.

Accommodation:

The pretty front door, inset with decorative glass panels, is set into a tiled roof porch and opens into a useful entrance lobby, nicely lit by a window to the side. From the lobby area doors open into the office/study and the lovely front facing living room.

The office/study is a good size and comfortably able to house the necessary desks and cupboards needed for a comprehensive work from home facility, but would also combine perfectly with the ground floor shower room to provide a great bedroom for a family member with restricted mobility, or just a well placed and specified fourth bedroom if needed.

Across the hallway the living room is generously sized and bathed in light from the picture window that also presents lovely views across the front garden onto the village green. The room enjoys nicely balanced proportions, giving you plenty of choice as to how you configure and furnish the space, with a lovely fireplace housing a gas fired log-effect stove and a useful cupboard built in under the staircase.



**Approximate Gross Internal Area 1198 sq ft - 112 sq m
(Excluding Outbuilding)**

Ground Floor Area 738 sq ft – 69 sq m
First Floor Area 460 sq ft – 43 sq m
Outbuilding Area 165 sq ft – 15 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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