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FOR SALE  
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LOCAL PROPERTY SPECIALISTS

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**Bryan Bishop**  
*and partners*

**Becket Gardens**  
**Welwyn, AL6 9JE**  
**Guide price £475,000**



# Becket Gardens

Welwyn, AL6 9JE

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom semi-detached family home set along a quiet residential cul-de-sac just a few minutes walk from the bustling High Street at the centre of the ever popular village of Welwyn. The house is offered for sale chain free for a smooth and speedy completion and comes equipped with a good sized front garden that could easily be repurposed to provide off-street parking, (a useful garage en bloc,) a large rear garden, a spacious living/dining room and a well placed ground floor guest cloakroom. This is an amazing opportunity to acquire a nicely appointed and proportioned house that with a bit of decorating and a light-touch refurbishment in a few key areas will be transformed into a terrific family home.

## Accommodation:

The glazed front door, with a full height matching patterned glass panel to the side, is set beneath a welcome protective porch and opens into a large entrance hall that is abundantly lit by the window part way up the staircase that supplements the light flowing in through the front door and window. From the entrance hall doors open into the kitchen, living/dining room and a well placed guest cloakroom with its own opaque window to the side, as well as a cleverly integrated storage cupboard set under the staircase.

The living/dining room is a large room by any standards at over twenty-two feet long, stretching the full depth of the house from front to back. Despite its great size it is kept light and bright throughout the day with a huge floor to ceiling window at the front and a set of sliding glass doors at the rear. The open plan arrangement makes the very best use of the ample space available, with plenty of room for sofas, chairs and other lounge furniture, still leaving a generous dining room area readily able to encompass a large table and chairs with spare room to easily access the garden through the sliding doors.





The rear facing kitchen is a good size, and joins the other rooms in this well designed house in enjoying really high levels of daylight thanks to the large window overlooking the rear garden. There is a comprehensive selection of wall and floor mounted cupboards lining the perimeter that provide generous storage and plenty of food preparation worktop area, with openings designed in for free standing appliances, as well as a useful serving hatch that links through into the adjoining dining room and a built-in full height cupboard adjacent to the door leading out into the rear garden.

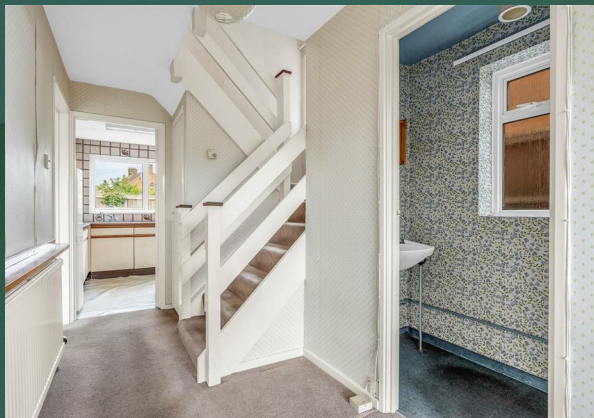
Upstairs is a central hallway which leads to the three bedrooms and the family bathroom. Two of the bedrooms are doubles, with the third being a large single, all of them benefitting from larger than average windows.

#### Exterior:

Set on a lovely quiet residential cul de sac with plenty of on-street parking, the property boasts a large front garden currently laid as lawn that could easily be converted into a substantial off-street parking area if so desired. There is a useful gated access along the side of the house into the rear garden which is secure and fully enclosed making it perfect for children and pets. The rear garden is much larger than average and enjoys a nice open aspect, taking full advantage of its west facing situation. A paved pathway runs around the outside of the house, with the rest of the garden an open lawn offering an inviting blank canvas for you to design and layout however you wish, and offering more than enough space to be able to extend the rear of the house if desired without compromising the garden size, subject to the relevant permissions. (There is also the added bonus of a separate garage en bloc nearby.)

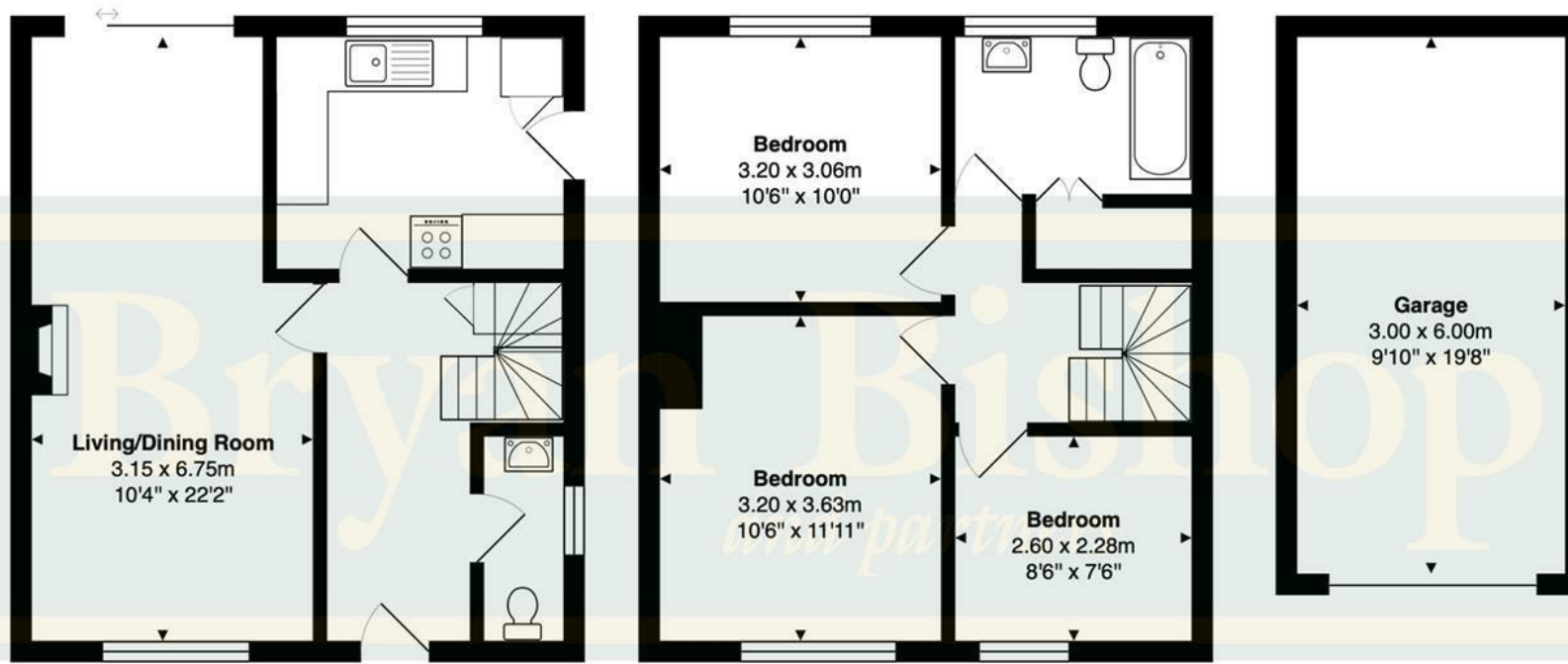
#### Location:

This charming property is ideally located in a quiet residential cul-de-sac just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.









**Ground Floor**  
Area: 40.2 m<sup>2</sup> ... 433 ft<sup>2</sup>

**First Floor**  
Area: 40.2 m<sup>2</sup> ... 433 ft<sup>2</sup>

**Total Area: 98.4 m<sup>2</sup> ... 1059 ft<sup>2</sup>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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