



**Bryan Bishop**  
*and partners*

Warren Way  
Welwyn



# Warren Way

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional five bedroom, three bathroom family home in a quiet residential road within the extremely desirable village of Digswell. Arranged over three floors, this wonderful property offers spacious and well laid out accommodation throughout, and benefits from a lovely west facing garden with uninterrupted views across the glorious unspoiled Hertfordshire countryside. Presented in immaculate decorative order inside and out, this is a flexible and adaptable family home completely ready for you to move in and enjoy.

### Accommodation:

This is without doubt a very attractive house, with substantial kerb appeal from its double bay frontage complete with a pretty glazed porch set beneath a tiled roof. The front door, with decorative glazed panels, welcomes you into a light, bright reception area that opens into a large, well shaped, entrance hall through a pair of stylish glazed panel wooden doors. From here matching double doors lead into the front facing dining room and a single door leads into the kitchen/breakfast room.

The dining room is a lovely space, with abundant daylight flooding in through the full width bay window to the front. It enjoys an ideal combination of size and shape making it very easy to furnish and configure to suit your needs, and would easily accept a large dining table and chairs as well as other occasional furniture, linking effortlessly through to the kitchen/breakfast room via double doors to the rear of the room. Currently showing its great flexibility by serving as a substantial home gym, this room would comfortably excel at any number of roles you may choose for it.

The kitchen/breakfast room is perfectly placed to operate as the hub of the home, with access both from the dining room and directly from the entrance hall, and linking seamlessly on through open archways to the delightful living room and a rear lobby, beyond which is a well placed utility/laundry room, the study/office/family room and a convenient guest cloakroom, as well as a door opening out into the rear garden. The kitchen itself is cleverly designed to ensure an easy ergonomic layout, keeping everything you need readily to hand. Nicely lit by a rear facing window, the perimeter is fully fitted with a comprehensive array of wall and floor mounted cupboards, ensuring more than ample storage and plenty of food preparation worktop area. Set within the cupboards is a full range of integrated appliances, as one would expect in a house of this size and quality, along with designated floor space to accept a double width range style cooker and a full height American fridge freezer. Across the rear lobby is a well placed utility/laundry room, ably supporting the kitchen and allowing it to remain neat and clutter free. Open plan to the kitchen is the breakfast room, intelligently differentiated by a change of flooring and decor, and easily spacious enough for a generous dining table whilst still allowing the wonderful free flow around and between the rooms adjoining it.







Through a wide archway from the breakfast room, is the superb living room, generously sized at nearly eighteen feet long and bathed in sunlight pouring in through the two south facing side windows and the glorious bay window, with glass double doors inset, at the far end of the room. This is a lovely place to be at any time of the day, and is probably better described as a sun room, as it exhibits all of the wonderful advantages of a conservatory, without any of the drawbacks, including the easy flow outside onto the rear patio and the wonderful countryside views beyond the gently sloping garden.

Lastly, occupying the other bay fronted room and accessed through the rear lobby area, is the substantial study/office/family room, enjoying a perfect location for the role, with good privacy, yet still easily connected to the main living area of the house. Used by the current owners as a home office and fully fitted with premium quality furniture for the purpose, this room is undoubtedly ready to fulfil its function without equal and will certainly excel for you in exactly the same way. It is a large room at nearly seventeen feet long, and so offers myriad opportunities for you to re-purpose the space should that suit your needs better, particularly with four bedrooms on the first floor and bedroom five on the second floor offering real potential for various work-from-home solutions.

Up on the first floor are the four generous bedrooms and the family bathroom, with shower attachment and screen over the bath. Two of the bedrooms enjoy en suite facilities, with one of them having a separate bath and shower and the other a shower room. One of them also has a walk in dressing room with fitted wardrobes. The second floor has been stylishly converted into a further bedroom, with fitted cupboards and plenty of eaves storage. This room is abundantly lit by two large Velux windows, making it eminently usable for any number of purposes that may suit you, including a bedroom, office, games room, arts and crafts studio, gym or teenage hangout space, the list is almost endless.

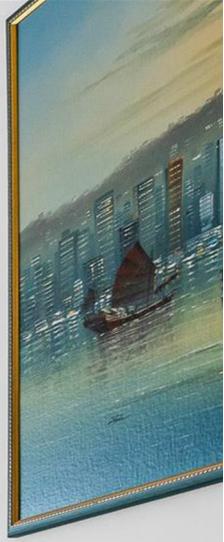
#### Exterior:

The pretty frontage is lifted further by two neat areas of lawn either side of the path, with flower beds and hedges behind them. A driveway with off street parking leads to the garage/workshop which has double doors opening from the rear out into the garden. A separate gated pathway to the side of the house enables useful direct ingress to the rear garden which is secure and enclosed, so ideal for pets and children. A large paved terrace flows around the rear of the house, with easy connections into the house through the rear lobby and the French doors in the living room. Easily spacious enough for hosting large groups of guests, this is a fabulous venue for eating al fresco, entertaining friends or just relaxing as a family. The terrace enjoys a protected area beneath a neat sunshade, as well as a glorious view across the gently sloping garden to the expansive countryside that stretches away into the distance. The remainder of the garden is lawn, with flower beds edging one side and a high hedge perfectly screening the other, as it flows down to the far boundary, with a garden shed and a further paved patio looking out over the woodland beyond.

#### Location:

This lovely home is located on a quiet residential road on the outskirts of the ever popular village of Digswell. Welwyn North Station is within a five minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stanstead Airports are within 30 to 40 minutes drive.







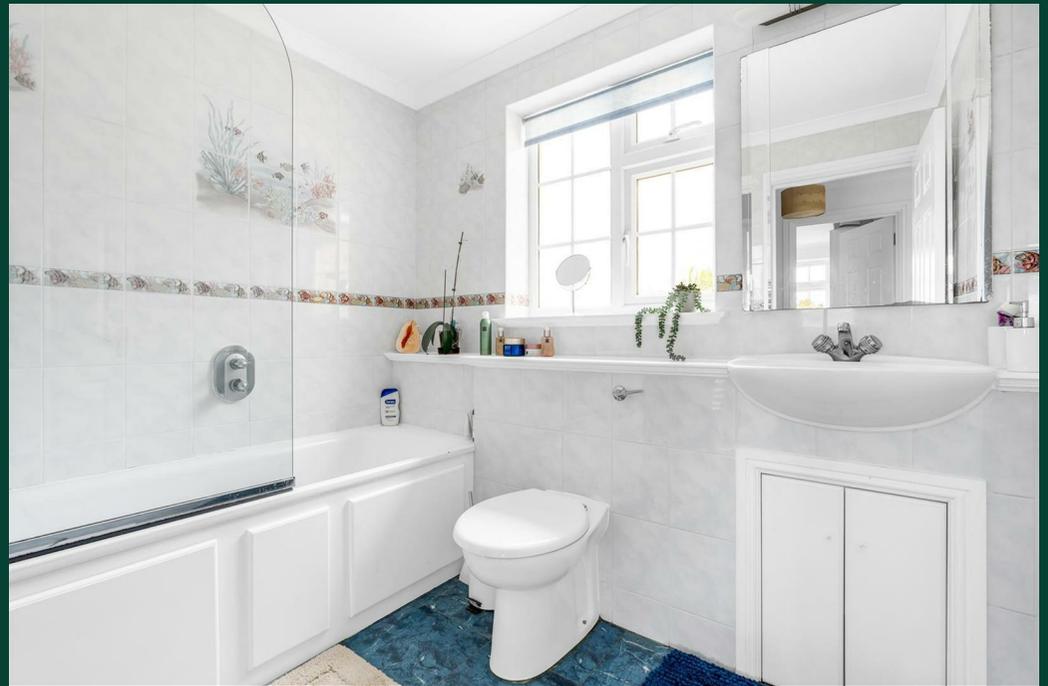


Total Area: 257.3 m<sup>2</sup> ... 2769 ft<sup>2</sup>

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		
	70	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









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