



Bryan Bishop
and partners

Hensley Close
Welwyn, AL6 9QD
Guide price £950,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this outstanding five bedroom, two bathroom family home ideally located at the end of a quiet cul-de-sac yet just a few minutes' walk away from the centre of the vibrant village of Welwyn. This house offers spacious and well laid out accommodation that is sure to meet the needs of the whole family, along with a very large parking area at the front, a double garage and a lovely wrap-around garden to the rear and side. Constructed and specified to the very highest standards, with neat architectural touches such as the herringbone brickwork and scalloped window sills skilfully integrated into the half timbered first floor, the property is offered in immaculate decorative order inside and out, and is completely ready for you to simply move in and enjoy.

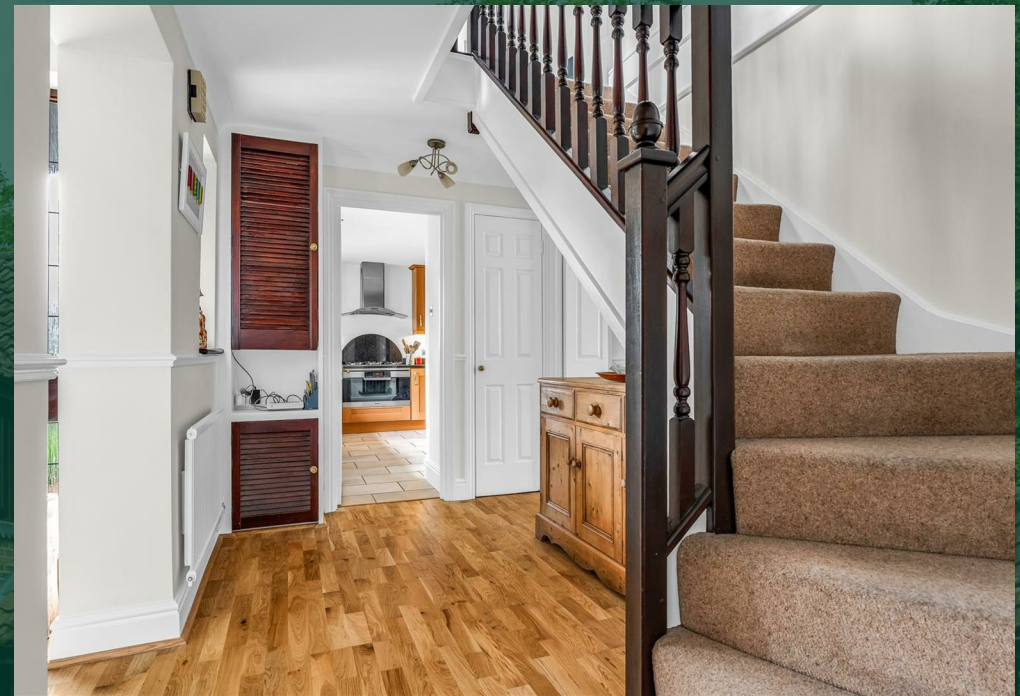
Accommodation:

The smart front door, with a full height window to one side, is neatly recessed into a tiled roof porch area that gives good weather protection and opens into a welcoming 'T' shaped entrance hall within, nicely located at the centre of the house. From here doors open into the large office/study and the guest cloakroom, both conveniently found near to the front door, whilst further into the house the hall leads to the kitchen/breakfast room, dining room and living room, with lovely ornately carved spindles and finials lining the staircase as it turns and climbs up to a galleried landing on the first floor.

The office/study is a good size and a useful square shape making every inch of it readily usable. Well lit by a window to the side it is comfortably large enough to provide a comprehensive work from home facility that would easily encompass multiple workstations and the necessary storage the role demands. Of course there are ample rooms upstairs, any one of which would also excel as an office/study space, and the room would perform just as well fulfilling many other functions for you. The list is almost endless but a few obvious candidates would include, a music room, quiet lounge/reading room, TV/cinema room, games room, play room, home gym or teenage hangout space.

There is a great flow around this house, with intelligent design linking two of the main rooms to each other as well as out into the hallway, and the living room is one of the rooms to benefit from this arrangement with double doors giving an easy connection through into the adjoining dining room. This is a large room by any standard at over eighteen feet long, but enjoys well balanced proportions and plenty of natural light thanks to the window at the front and the sliding glass doors to the rear. There is more than ample space for a number of sofas and chairs as well as other occasional furniture, with a charming coal effect gas fire set into a smart fireplace providing a strong visual focal point as well as characterful winter warmth.

The dining room is at the centre of the rear of the house and, like the living room, has multiple connecting doors and glass sliding doors that lead out into the rear garden. It is a well balanced room, large enough for a generous dining table and chairs as well as other furniture yet not too large so that it loses the intimate feel so necessary for a successful dinner party.







The kitchen/breakfast room takes up one end of the house, and is kept light and bright throughout the day thanks to three separate windows spread across the front and rear aspects. The kitchen is really well specified and has clearly been designed by someone with a strong practical knowledge of what makes a kitchen work well. There is a full complement of wall and floor mounted cabinets fitted around the perimeter, ensuring you will never run short of storage or food preparation worktop space. Within the cabinets is a comprehensive collection of integrated appliances, all from premium brands, including multiple ovens with one of them being double width, along with a designated space for a free standing full height fridge/freezer. The fitted cabinets and quartz worktop continue on into the breakfast area where they extend out into a really smart island that provides an ideally placed breakfast bar.

Boosting the storage and practicality even further is a good sized utility/laundry room with its own separate door out into the rear garden, fitted with cabinets and worktop matching those found in the main kitchen and plumbed for a washing machine and dryer.

Upstairs is a large hallway, nicely lit by its own front facing window, that extends around the galleried stairwell as it leads to each of the five bedrooms and the family bathroom which has a 'P' shaped bath fitted with a shower and screen above it. Four of the bedrooms are large doubles, with three of those benefiting from fitted wardrobes. The principal bedroom also has a fully tiled en suite shower room with a generous walk-in shower.

Exterior:

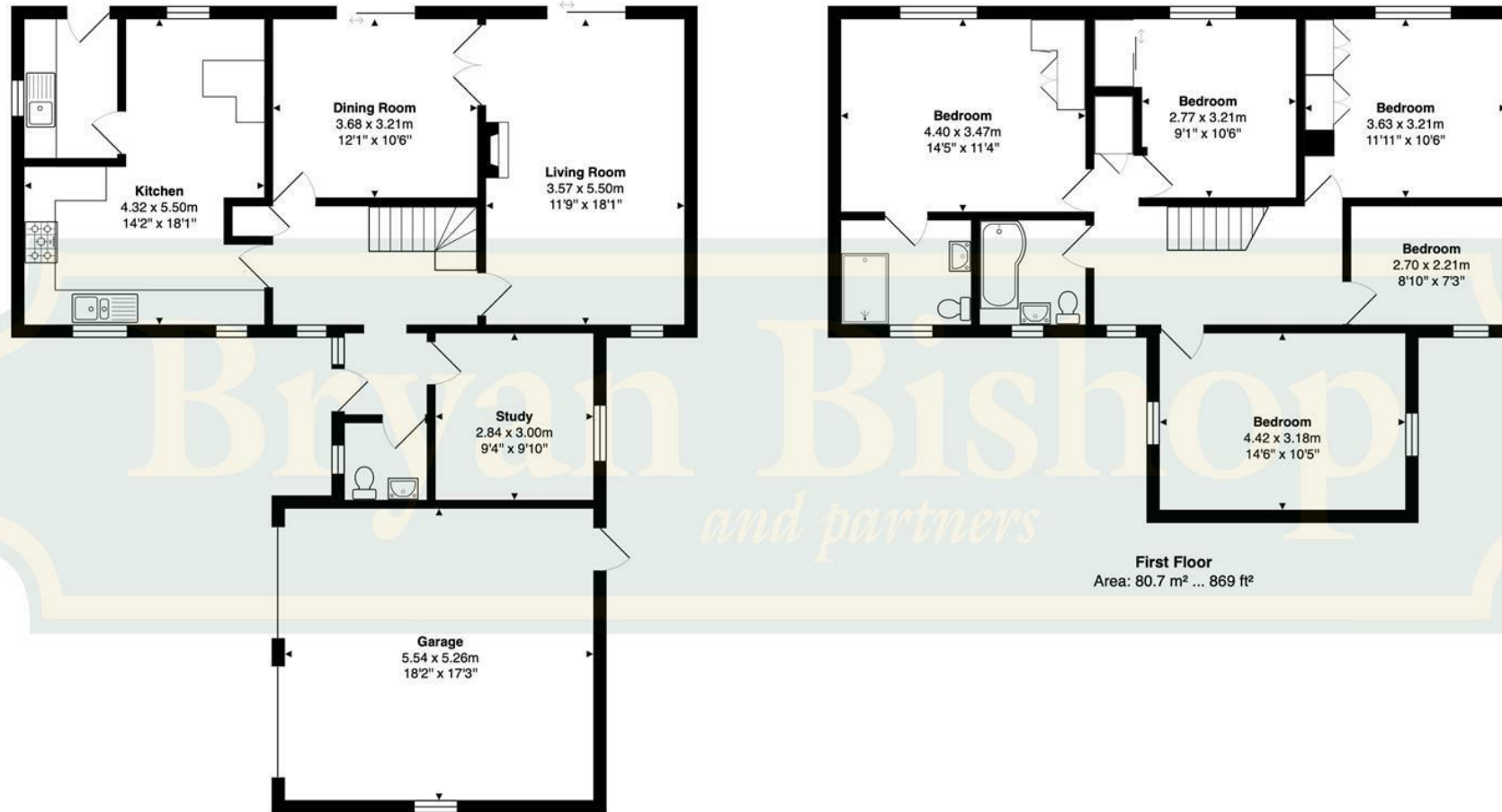
The house sits well back from the quiet cul-de-sac on which it is located, with just a few other similarly large executive houses as neighbours. There is ample parking on the extensive frontage for multiple cars alongside and in front of the house and the attached double garage which is fitted with an EV charging point. There is a useful separate gated access from the front driveway into the rear garden which is secure and enclosed and so is ideal for pets and children. The rear gardens wrap right around the house, connecting all the access points into the utility/laundry room, dining room and living room, as well as an additional pedestrian door into the rear of the garage. A paved patio runs around the full perimeter of the house, linking a fabulous kitchen garden area with a number of raised beds just perfect for growing vegetables, herbs and cut flowers, complete with a potting shed, to the main rear garden which has a nice lawn and a delightful raised paved terrace that is ideal for outdoor casual seating and dining furniture. Well stocked mature borders line the boundary with a lovely open aspect showing a variety of trees and bushes beyond.

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.





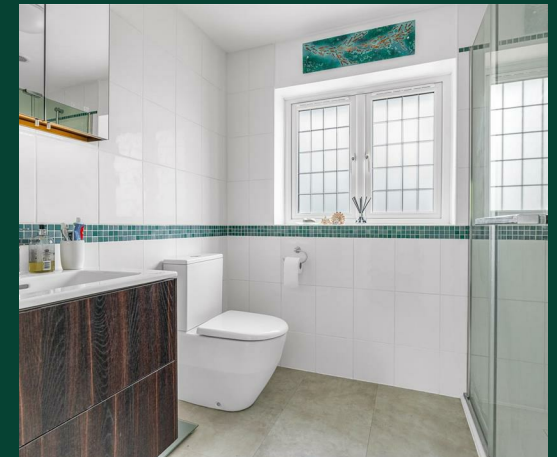
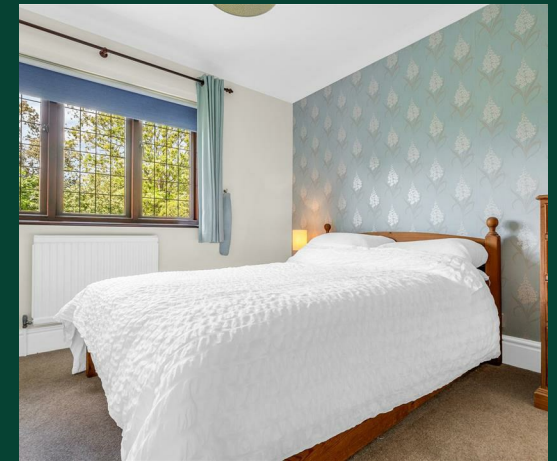


Total Area: 190.2 m² ... 2048 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	80

England & Wales EU Directive 2002/91/EC









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