



Bryan Bishop
and partners

Jenning Wood
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous four bedroom, two bathroom bungalow, in the extremely popular Oaklands area of Welwyn. Set at the end of a lovely peaceful cul-de-sac with a few executive detached houses as neighbours, the property boasts spacious and well configured accommodation as well as a large block paved frontage, a double garage and a swimming pool. Presented in excellent condition, a simple redecoration to suit your own style will turn this into a wonderful family home for anyone aged one to ninety-one.

Accommodation:

The architect has done a splendid job in making this bungalow light and bright throughout, with large windows, often across multiple aspects, allowing maximum light to flow in and around the interior, and this begins with the front door which is generously part glazed and flanked by matching windows either side. Inside is a neat entrance lobby with a large cloaks cupboard and access into the well placed guest cloakroom, which is large enough to become an additional shower room, if so desired. From the lobby double doors open into a lovely reception room that occupies the central part of the house, effectively splitting the day to day living area from the more private bedroom area, as well as opening through sliding glass doors out onto a courtyard to the rear which leads onto the patio and the swimming pool area. The reception room is absolutely flooded with natural daylight thanks to the glass doors to the rear, further enhanced by a substantial roof light set into the ceiling above. A wonderful space for ensuring all of your guests receive a warm welcome into your home. From the reception room a doorway leads into an inner hallway serving three of the bedrooms and the family bathroom, as well as an external door opening out into the rear garden, whilst in the other wing of the house is found a fourth bedroom and the kitchen/dining room, with an open plan connection beyond into the substantial living room.

The kitchen/dining room is a generous and well proportioned room, measuring over seventeen feet by twelve feet, and is beautifully lit by triple windows overlooking the front. The abundant space has been very well utilised with a comprehensive array of wall and floor mounted cabinets lining much of the perimeter, showing a pleasing variety of closed, open and decoratively glazed units.

Integrated within the cabinets is a full complement of appliances, along with designated space for a free standing fridge/freezer. Despite the wealth of storage space and worktop area the room still provides ample floor space for a substantial dining table and chairs, with a generous utility/laundry room connected at one end offering further storage, another sink and useful direct access out into the rear garden.

The rear corner of the house is taken by the fabulous living room, another capacious room extending to over twenty-four feet in length. Two sets of glazed sliding doors open out onto the rear patio, which join with the large window in the side wall to keep the room light and bright throughout the day. This is a great room that enjoys a well balanced shape, making it readily able to accept any layout configuration you may desire, along with multiple sets of sofas and chairs of any size, offering a lovely modern coal effect fire set into an exposed brick feature wall between the patio doors. It would also comfortably perform a dual role as living room and dining room if you so wished.







Adjacent to the living room is the smallest bedroom, which occupies a position that makes it perfect as an office/study or playroom should four bedrooms not be required.

The family bathroom and the remaining three larger bedrooms are found in the other wing of the house beyond the reception room. All of them are spacious doubles and all of them boast fitted wardrobes, with the principal bedroom also benefiting from an en suite bathroom with a bidet and a corner bath with a shower attachment, as well as sliding glass door opening out into the rear garden.

To the front of the house is a large double garage/workshop fitted with windows to two aspects and a useful door out into the rear garden.

Exterior:

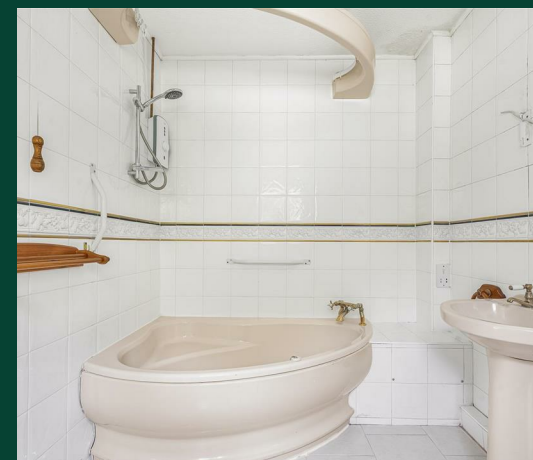
The house enjoys a lovely, quiet, sheltered position, accessed by a private shared driveway that extends from the road and enters the spacious frontage through an opening between tall, mature hedges. There is extensive space for parking and turning within the generous block paved driveway that nestles between the house and the attached double garage which also features a nice area of grass with bushes, shrubs and a fabulous apple tree. To the rear there is a good sized garden, nicely landscaped into terraces that follow the gentle natural slope. A patio area runs across the back of the house, extending into a courtyard to the rear of the reception room, with the large swimming pool occupying the centre of the garden. Beyond and around the pool there is plenty of grassed areas as well as a summer house and a further terraced area that is just ideal for casual seating and dining al fresco.

Location:

This wonderful family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.

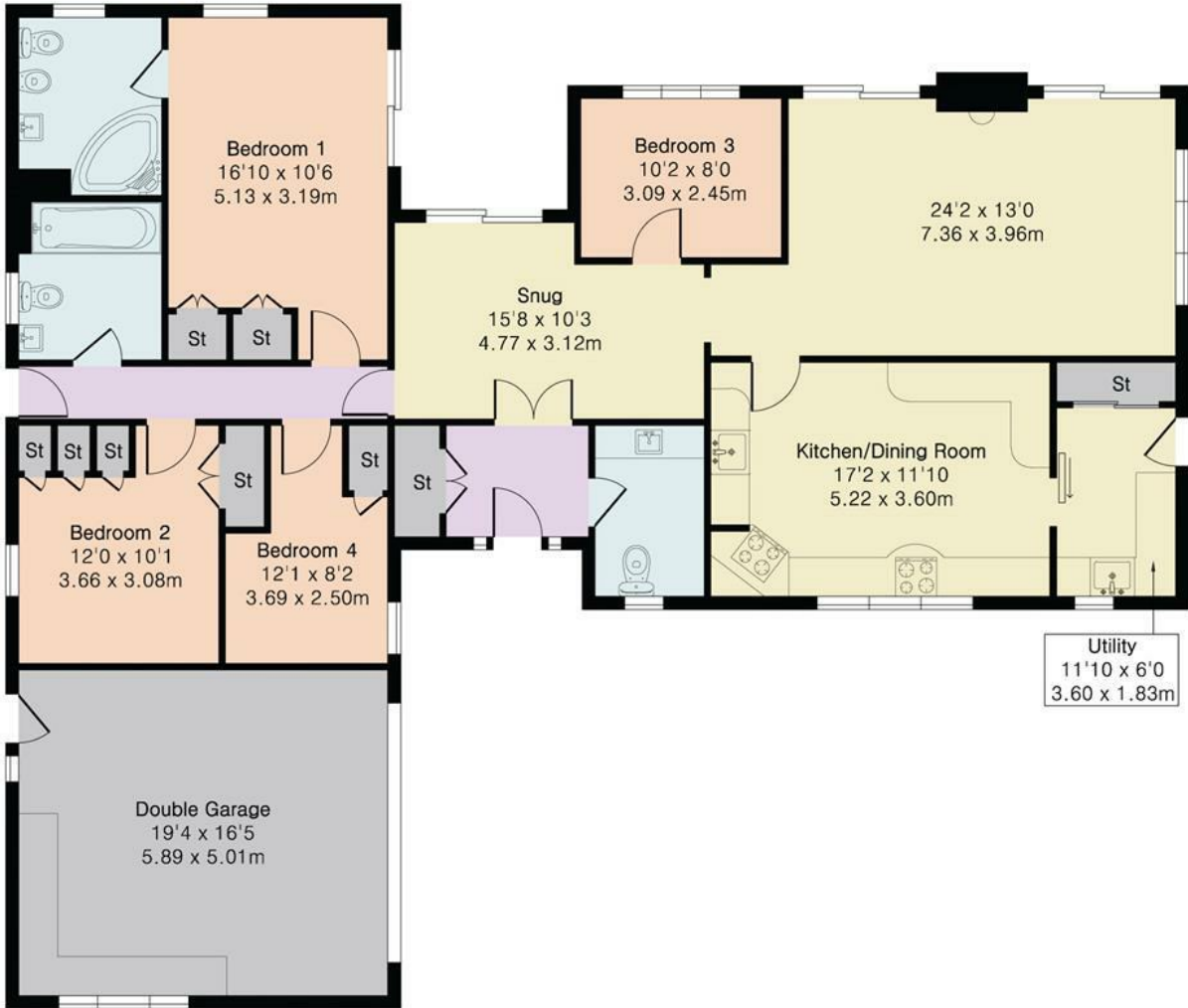






**Approximate Gross Internal Area 1514 sq ft - 141 sq m
(Excluding Garage)**

Garage Area 306 sq ft – 28 sq m



Ground Floor

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		
	59	75
England & Wales		
EU Directive 2002/91/EC		







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