



**Bryan Bishop**  
*and partners*

**Leonards Close**  
**Welwyn**







# Leonards Close

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this stunning four bedroom, two bathroom, detached family home set at the end of a quiet residential cul de sac in the ever popular Oaklands area of Welwyn. The generously proportioned accommodation is arranged on a single floor and boasts a huge living/dining room with a glorious open pitched ceiling, basking in the abundant daylight flooding in through the many full-height windows. Outside is a very generous plot allowing substantial space to the front and rear of the bungalow, which presents an imposing and stylish picture celebrating its bold asymmetric, Scandinavian inspired, design.

### Accommodation:

Light and space are the recurring themes throughout this wonderful property, both internally and externally, and that is immediately apparent as you approach the front door, which is set into a neat covered porch. The door itself is adorned with two decorative glass panels and flanked by full height opaque windows either side. Inside is a spacious entrance hall with a door into the kitchen and double doors into the living/dining room. Intelligent design enables the main living areas to be readily accessed from the entrance hall, whilst a further hallway then extends through the remainder of the house giving access to the more private areas, being the four bedrooms and family bathroom.

The living/dining room is quite simply fabulous, with a wonderful high ceiling clad in pine and a semi open plan arrangement between the two distinct areas allowing a lovely free flow around the whole space, but also successfully delineating between the two uses. This is a large room by any measure, at thirty-seven feet long, yet it remains a light, bright space throughout thanks to the expansive windows to the front and rear, which effectively create full walls of glass, as well as another two floor-to-ceiling windows along the outside wall. Cleverly demarking the transition between living and dining rooms is a stylish dividing wall, extending part way through the room, and offering a number of recessed alcoves for ornaments and objets d'art. Both rooms enjoy perfect proportions, imbuing them with real flexibility as to how you furnish and lay them out, and both are easily capacious enough for large scale lounge and dining suites as well as additional occasional furniture.

The dining room enjoys the extra benefit of glazed double doors opening directly onto the rear patio, making a great inside/outside connection which will really pay dividends through the summer months, both for day to day living as well as for entertaining guests. Adjoining the dining room, and easily accessed directly from it as well as through a separate door in the entrance hall, is the substantial kitchen. To the rear is a large double window keeping the room light and airy, as well as, giving a fabulous view out into the rear garden, which is easily accessed through a side facing doorway. The perimeter of the room is fully fitted with a comprehensive array of wall and floor mounted cupboards, interspersed with attractively styled open shelving units. Within the cupboards is a full complement of integrated appliances, as one would expect in a house of this size and quality, whilst the rest of the ample floor space is left open for any larger free standing appliances you may desire. With the abundant space available it would be a simple and straightforward process to incorporate a breakfast bar if needed. In the corner of the kitchen is an ideally positioned utility/laundry room helping to keep the main kitchen clear and clutter free.











Grouped together in the private area of the house are the four bedrooms and the family bathroom, complete with a wonderful claw foot bath and a separate shower. All of the bedrooms boast built in wardrobes, with three of the rooms being comfortably large enough to be considered generous doubles in size. The main bedroom enjoys a walk-in dressing area and a private en suite shower room.

Integrated into the house is a substantial double garage/workshop, with doors opening onto the drive and a useful separate pedestrian access and additional window at the rear, accessed from the side courtyard garden. Within the grounds is a superb garden room, with light and power fully connected, ready to serve you however you wish. This would obviously make a great home office, but would also perform just as successfully as a gym, arts and crafts studio, games room or teenage hang out space. The options are almost endless.

#### Exterior:

The house is set on a lovely quiet cul de sac, surrounded by a small number of other family homes of a similar size, and is set well back from the road at the end of an attractive block paved driveway that passes a lovely terraced flower garden as it climbs the gentle slope to the house. An expansive block paved area provides parking for multiple cars, extending around the front of the house past the double garage and further alongside the front of the garage.

The rear garden is easily accessed either side of the house, both secured by decorative wrought iron railings and gates. To one side of the house is a wonderful Mediterranean garden with a vine covered pergola set beyond the garden room and two potting sheds, whilst on the other side a paved patio runs alongside a terraced lawn before opening out into a wonderful pergola covered courtyard that extends around the outside of the kitchen. The rear garden enjoys a wonderful open aspect, emphasising its enhanced width, and has ample space within the main patios area for relaxing and entertaining, as well as a generous raised lawn featuring a decking terrace and covered seating area. Nicely landscaped and well screened, the garden is fully secure and enclosed, and so is ideal for children and pets.

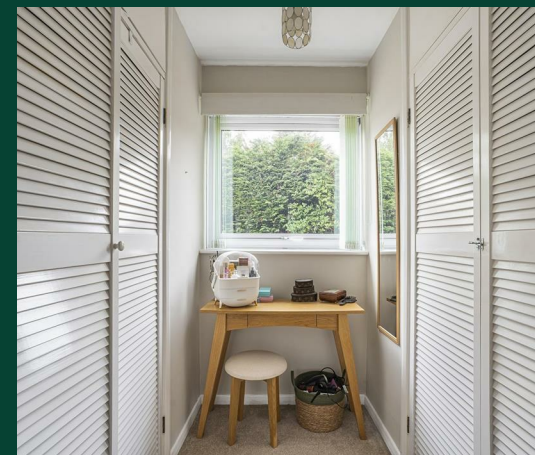
#### Location:

This lovely bungalow 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 1572 sq ft - 146 sq m  
(Excluding Garage)

Garage Area - 290 sq ft - 26.95 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	66	78
(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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