



London Road

Welwyn

61
Bryan Bishop
and partners



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Summary:

Bryan Bishop and Partners are delighted to present this beautifully presented four-bedroom family home, ideally situated within one of the most sought-after residential areas to the south of Welwyn Village. Just a short stroll from the vibrant village centre, this exceptional home combines generous living space with stylish contemporary finishes, creating a property perfectly suited to modern family life.

Immaculately maintained throughout, the accommodation is both versatile and inviting, offering bright, well-proportioned rooms that can easily adapt to the changing needs of a growing family. With ample off-street parking, a substantial west-facing garden and a large double garage, this is a home that effortlessly ticks all the boxes.

Accommodation:

A centrally positioned front door opens into a welcoming entrance lobby, with stairs rising to the first floor and access to the principal reception rooms.

To the front of the property, the spacious lounge is flooded with natural light from a large picture window, creating a wonderfully bright and welcoming atmosphere. A striking open fireplace provides an elegant focal point while adding warmth and character during the cooler months. Generously proportioned, this versatile room offers plenty of flexibility for family living and could comfortably accommodate a formal dining area or dedicated home-working space if desired.

Across the hallway, the dining room offers yet another adaptable reception area, equally suited as a formal dining room, cosy family snug, children's playroom or home office. The balance of living space between the two reception rooms allows buyers the freedom to tailor the layout to perfectly complement their own lifestyle.

Beyond the dining room lies the superb extended kitchen, undoubtedly the heart of the home. Beautifully appointed with an extensive range of fitted wall and base units, sleek quartz worktops, a central island and an elegant butler sink, the space perfectly blends practicality with contemporary style. Expansive bi-fold doors open directly onto the rear garden, allowing natural light to pour in while creating a seamless connection between the indoor and outdoor living spaces, ideal for everyday family life and summer entertaining alike.





The first floor provides four well-proportioned bedrooms, including three generous double bedrooms, all presented to an excellent standard. These are served by a stylish, modern family bathroom, fitted with a contemporary three-piece suite.

Exterior:

The front garden has been thoughtfully landscaped to maximise both practicality and kerb appeal, providing extensive off-street parking alongside an attractive lawn bordered by mature hedging, colourful planting and a neatly paved seating area.

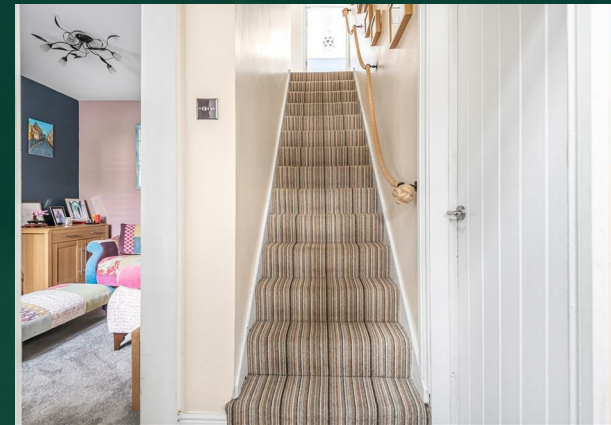
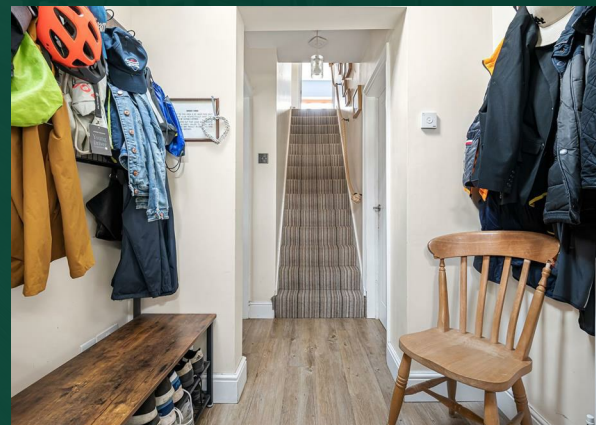
To the rear, the delightful west-facing garden extends to approximately 70 feet in length, offering a wonderful setting for families and keen gardeners alike. Beautifully arranged with a combination of patios, decking and generous lawned areas, it provides excellent space for outdoor dining, entertaining and relaxation throughout the day. Mature hedging and established trees create an attractive sense of privacy, while secure rear gates provide direct pedestrian access beyond the garden.

A particularly valuable addition is the substantial double garage, complete with a roller shutter door, offering excellent storage, workshop potential or secure parking.

Location:

The property enjoys an enviable position within a peaceful residential setting just a few minutes' walk from the heart of Welwyn Village. Renowned for its charm and strong sense of community, the village offers an excellent selection of independent shops, cafés, traditional pubs, restaurants, doctors' and dental surgeries, together with highly regarded local schools.

More extensive shopping and leisure facilities can be found just three miles away in Welwyn Garden City. For commuters, Welwyn North railway station is approximately a seven-minute drive away, providing fast and frequent services into London King's Cross in around 20 minutes. The A1(M), Junction 6, is also conveniently located within approximately one mile, offering excellent road links both north and south.







Approximate Gross Internal Area 1111 sq ft - 103 sq m (Excluding Garage)

Ground Floor Area 623 sq ft – 58 sq m

First Floor Area 488 sq ft – 45 sq m

Garage Area 298 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	84
England & Wales		EU Directive 2002/91/EC	







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