



5 Bedrooms



3 Bath/Shower Rooms
1 Cloakroom



4 Reception Rooms



Off Street Parking



Mature Gardens on a Good
Size Plot



EPC Band C

Council Tax

Band: G

£3,952.12 Apr 25/Mar 26

Local Authority

Welwyn & Hatfield Borough
Council



Briary Wood End, Welwyn, AL6 0TD
Guide Price £1,300,000 Freehold

Briary Wood End, Welwyn

Offered to the market with no onward chain, this exceptional five bedroom detached residence is nestled towards the end of a highly desirable Oaklands cul-de-sac. Showcasing a stunning modern interior, the property boasts a thoughtfully designed, versatile layout that features a striking staircase, soaring vaulted ceilings, and an abundance of natural light flowing through every room.

Description

This exceptional detached residence is situated in a highly sought-after area, offering versatile and spacious living accommodation arranged over two levels. The property welcomes you with a bright entrance hall, complete with a guest cloakroom and a convenient storage cupboard. A converted garage provides an additional reception room, adding to the home's flexibility. Double doors lead into the dining room, which boasts a striking staircase and vaulted ceilings, creating a grand and airy ambiance. The kitchen, located at the rear of the property, is open-plan to the dining room and features a central island, seamlessly combining style and functionality. Stairs descend into the lounge, where floor-to-ceiling German-engineered bi-folding doors open to a covered veranda and the beautifully landscaped gardens. Adjacent to the lounge, a study/home office offers further versatility, with double doors leading to a sun room that overlooks the garden. Completing the ground floor is a practical utility room with direct access to the rear. Upstairs, the property features five generously sized bedrooms, three of which enjoy access to a stunning balcony overlooking the rear garden. The main bedroom includes en-suite facilities and balcony access, while a 'Jack and Jill' bathroom conveniently serves two additional bedrooms, one of which boasts dual-aspect windows. Outside, the property sits on an impressive plot surrounded by mature trees and shrubs, providing a sense of privacy and tranquillity. The garden offers multiple features, including a terrace off the lounge, perfect for summer entertaining. The front of the property includes off-street parking and a large patio area, completing the appeal of this outstanding home.

Location

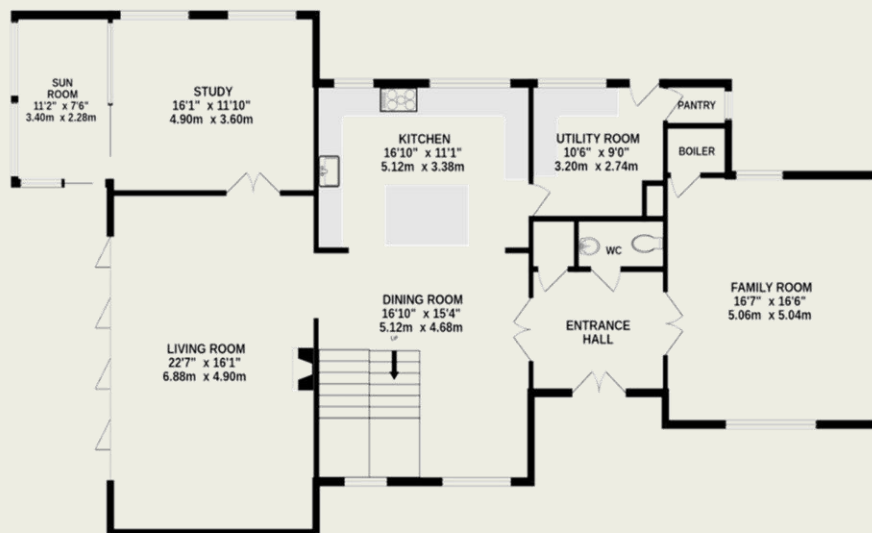
Briary Wood End is one of the most sought after addresses in the Oaklands and Mardley Heath area. It has the benefit of local shopping facilities and a highly regarded junior school. More extensive shopping facilities can be found in Welwyn Garden City, including John Lewis, Waitrose and the Howard Shopping Centre. The motorway network is also within easy reach, via both the A1(M) and M25 and mainline rail stations are available at both Knebworth and Welwyn North (Kings Cross 21 minutes).



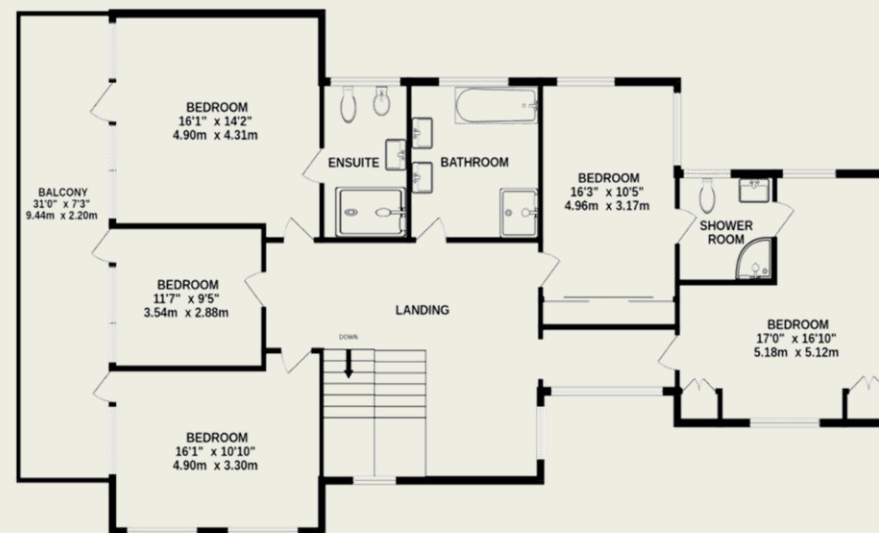


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2018 equated to £38.00 per referral.



GROUND FLOOR
1596 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
1487 sq.ft. (138.2 sq.m.) approx.

TOTAL FLOOR AREA : 3083 sq.ft. (286.4 sq.m.) approx.

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