



**Bryan Bishop**  
*and partners*

**New Road**  
**Welwyn, AL6 0AH**



# New Road

Welwyn, AL6 0AH

Cluan is a large detached Edwardian home, built approximately 100 years ago and subsequently extended.

The property enjoys a highly regarded location within two minute walking distance of Welwyn North station. The house has a beautiful frontage with a carriage driveway offering parking for multiple cars, as well as privacy thanks to the laurel hedging standing circa 8 feet tall.

The excellent accommodation includes 4 reception rooms, all of a very generous size and multiple rooms offer access into the garden, making it ideal for entertaining. The kitchen is fitted with underfloor heating and also has a connecting utility room.

The first floor comprises 5 double bedrooms, and 2 bathrooms with underfloor heating, as well as the large ensuite in the master bedroom. In the garden lies a recently constructed detached double garage with a small workshop, the garage has a self-contained studio over which could be utilised as a private office, it is currently used as an arts and crafts room. The secluded rear garden is approximately 90' in length and backs onto an open field.

Digswell is a small village situated approximately 2 miles to the north of Welwyn Garden City. There is a local shop/post office, JMI school and a popular pub/restaurant within walking distance of the property, with more extensive facilities in both Welwyn and Welwyn Garden City. For those wishing to commute, Welwyn North station offers a fast and frequent service into King's Cross, whilst Junction 6 of the A1(M) is about 1 mile.







## GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Kitchen

Breakfast Room

Cloakroom

## FIRST FLOOR

Landing

Master Bedroom

En-suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Shower Room

Loft Space

## EXTERIOR

Detached Double Garage

First Floor Reception Room/Study

Rear Garden

Driveway

Council Tax Band - G









Total area: approx. 339.6 sq. metres (3655.5 sq. feet)

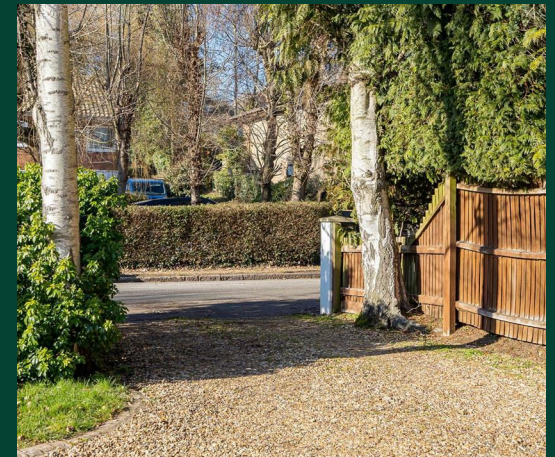
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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