



**Bryan Bishop**  
*and partners*

**New Road**  
**Welwyn, AL6 0AQ**



# New Road

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Bryan Bishop are pleased to present this 5-bedroom, 3-bathroom 3,313 sq foot detached property set in half an acre, positioned on one of the most prestigious roads in Welwyn.

The property is entered via a private drive which leads onto the entranceway to the house, opening up onto the reception hall/dining room area, ideal for entertaining. This space further benefits from impressive, vaulted ceilings, clad in sustainably sourced Japanese oak. The reception hall seamlessly provides access to the cloakroom and living room which enjoys expansive space, charming garden views and a multi fuel Charnwood Island stove. A separate family room/office is incorporated at the rear of the property as well as a well-designed conservatory which benefits from 270-degree views. Also accessible by the reception hall is the kitchen/breakfast room with a newly fitted sleek and modern kitchen, dining space and voice activated lighting system. Beyond the kitchen is the well-sized utility room and well-proportioned double garage with top of the range electric car charging system.

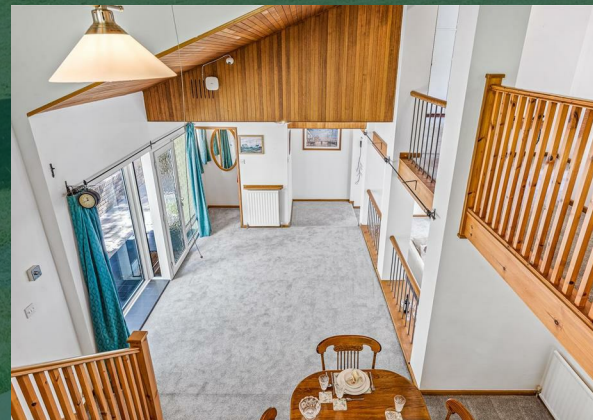
The first floor of the house is home to 5 generously sized bedrooms and 3 bathrooms. The east wing of the property houses a jack and jill bathroom and 3 bedrooms, one of which opens out onto the front garden providing an outdoor space to relax and enjoy the late evening sun. The further two bedrooms embrace charming garden views, built in wardrobes and the master further comprises of an ensuite and convenient storage space.

The property is bordered by an Indian sandstone patio and wraparound, secluded garden with well-established shrubbery, log store and further patio area at the rear of the garden.

New Road is a much sought-after location for those wishing to commute into London and Welwyn North station which is within 5 minutes' walk, providing commuting service from as little as 19 minutes into King's Cross/St Pancras.







## GROUND FLOOR

Reception Hall/Dining Hall

Living Room

Office/Family Room

Conservatory

Kitchen/Breakfast Room

Utility Room

Cloakroom

## FIRST FLOOR

Landing

Master Bedroom

En-suite

Storage

Bedroom Two

Family Bathroom

Bedroom Three

Jack and Jill/Family Bathroom two

Bedroom Four

Bedroom Five

## EXTERIOR

Integral Double Garage

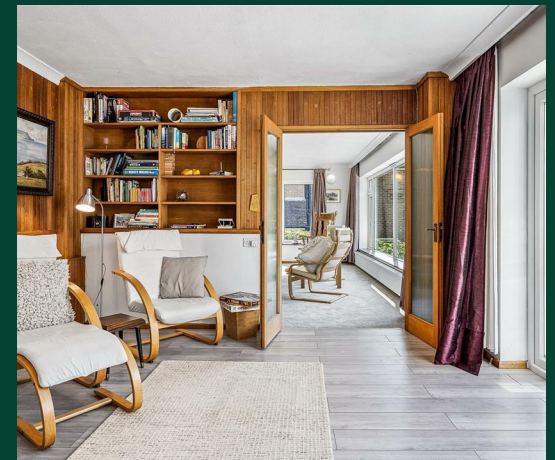
Rear Garden

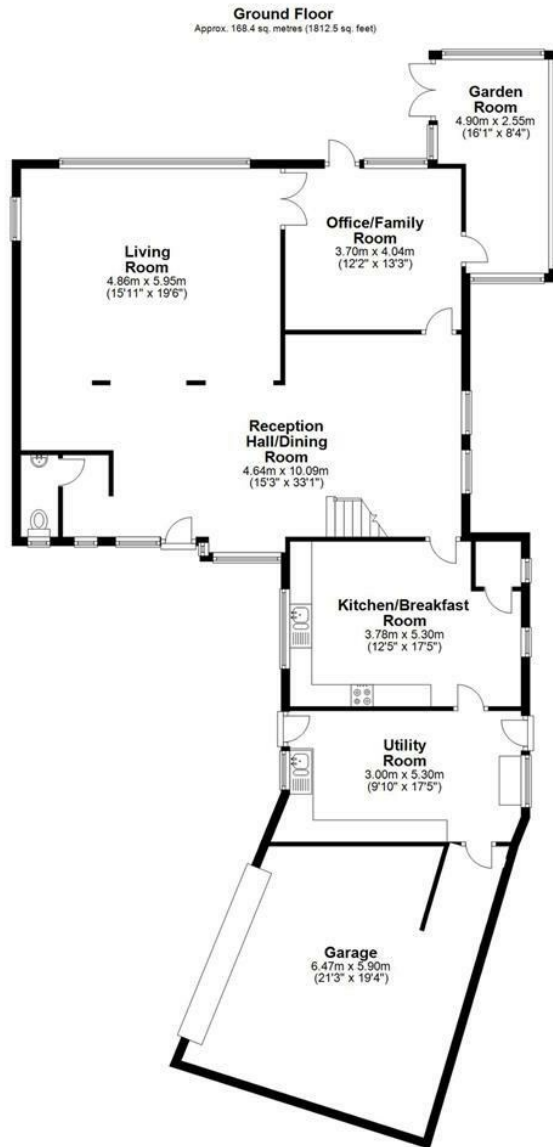
Driveway

Front Garden

Council Tax Band - G







Total area: approx. 307.8 sq. metres (3313.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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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