



Bryan Bishop
and partners

Fulling Mill Lane

Welwyn, AL6 9NP

Guide price £795,000



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Bryan Bishop and Partners are delighted to offer this opportunity, to acquire this unique three-bedroom family bungalow. In a desirable location on the edge of Welwyn, on Fulling Mill Lane.

The entrance hall opens up to a spacious, modern kitchen and dining area featuring a central island and top-quality integrated appliances. Adjacent to this, the living room boasts an abundance of natural light due to it being dual aspect, a fireplace and French doors accessing the rear garden sun deck. Three ample bedrooms and two bathrooms offer comfortable living spaces. A permanent staircase leads to a loft room with eave windows, ideal for an office or additional bedroom.

Outside, the property features meticulously maintained mature gardens, a sizable sun deck, a summer house, and a greenhouse. Accessible through a five-bar gate, the block-paved driveway leads to a double carport, completing this charming bungalow.

Location:

The bungalow sits in a highly desirable area of the edge of Welwyn village. Featuring individual prime housing stock, with restaurants and cafés and a range of shops, including a Tesco Express and a John Lewis Department Store a short drive away.

Communication links are also within easy reach including Welwyn North Railway station (Kings Cross approx. 30 mins) and the A1M giving access to the motorway network. A number of highly regarded private and state schools are also in the area.







GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

20'2" x 15'2"

Sitting Room

15'5" x 15'0"

Principal Bedroom

15'10" x 15'0"

En-Suite

Bedroom Two

12'5" x 10'11"

Bedroom Three

10'11" x 7'10"

Family Bathroom

FIRST FLOOR

Bedroom Four

20'1" x 14'11"

EXTERIOR

Carport

18'1" x 18'1"

Shed

9'6" x 5'10"

Shed

7'10" x 5'10"

Summer House

8'2" x 5'11"

Greenhouse

6'3" x 6'2"

Front Driveway

Rear Garden





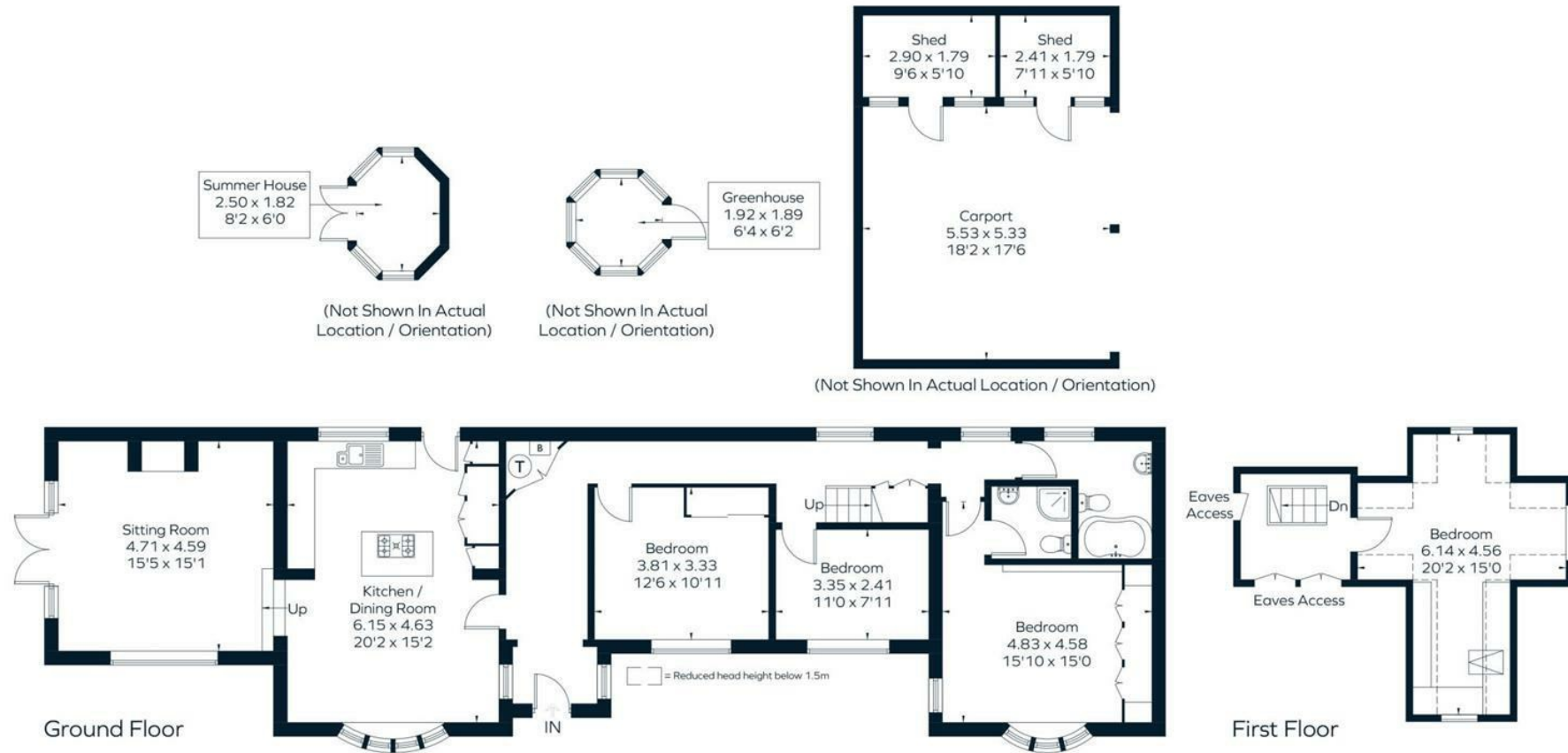
Approximate Area = 151.7 sq m / 1633 sq ft

Outbuildings = 7.0 sq m / 75 sq ft

Total = 158.7 sq m / 1708 sq ft

(Excluding Sheds / Carport)

Including Limited Use Area (9.4 sq m / 101 sq ft)









MILLFORD LODGE



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