



Bryan Bishop
and partners

Welwyn Hall Gardens

Welwyn, AL6 9LF

Guide price £725,000



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Bryan Bishop and Partners are pleased to bring to the market this idyllic semi-detached three-bedroomed family home situated in a highly sought after cul-de-sac in the heart of Welwyn Village within the conservation area.

The entrance hall conveniently connects to all ground floor spaces, featuring a downstairs cloakroom and staircase to the upper level. The kitchen diner situated at the rear, offers ample storage space through the many base and eye-level units it features, it is also equipped with a range of modern integrated appliances including an electric oven, microwave, and induction hob. The adjoining light-filled living room seamlessly leads to the dining area through elegant French doors. The dining space opens onto a spacious west-facing rear garden, boasting well-maintained flower beds, shrubbery, and multiple patio areas perfect for hosting guests or al-fresco dining. The ground floor also comprises a garage/study and utility room off the kitchen dining room.

Upstairs, three generously-sized double bedrooms await, two of which feature built-in floor to ceiling fitted wardrobes. Among them, two spacious double bedrooms complement a well-proportioned double room that doubles as a functional office space. The master bedroom benefits from an en-suite shower room and overlooks a delightful courtyard garden. A well-appointed family bathroom accessible from the landing completes this floor with a three-piece suite.

Outside, this property boasts an exceptionally large wrap around garden along with off-street parking for two cars. Additionally, a generously sized loft offers potential for future conversion, subject to necessary planning permissions.

Situated on the edge of Welwyn village, it is just a 5 minute walk to the High Street, which offers an excellent range of amenities, including doctors' and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.







GROUND FLOOR

Entrance Hall

Living Room

17'10" x 11'5"

Kitchen/Dining Room

18'6" x 16'0"

Study

12'0" x 10'2"

Utility Room

10'2" x 7'2"

W.C

FIRST FLOOR

Landing

Principal Bedroom

12'3" x 11'11"

En-Suite

Bedroom Two

12'8" x 8'8"

Bedroom Three

9'8" x 8'7"

Family Bathroom

EXTERIOR

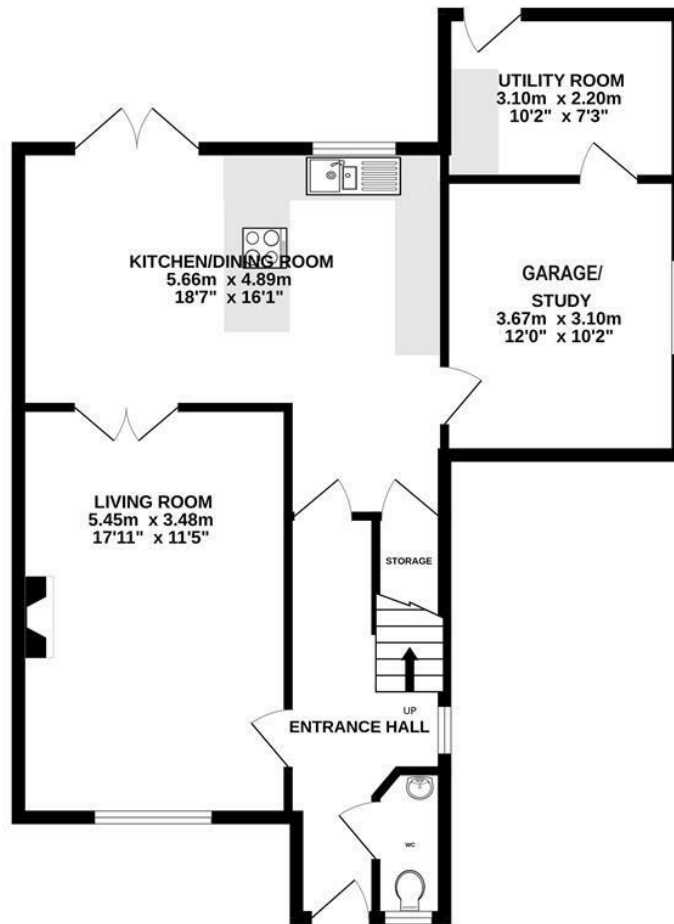
Front Driveway

Rear Garden

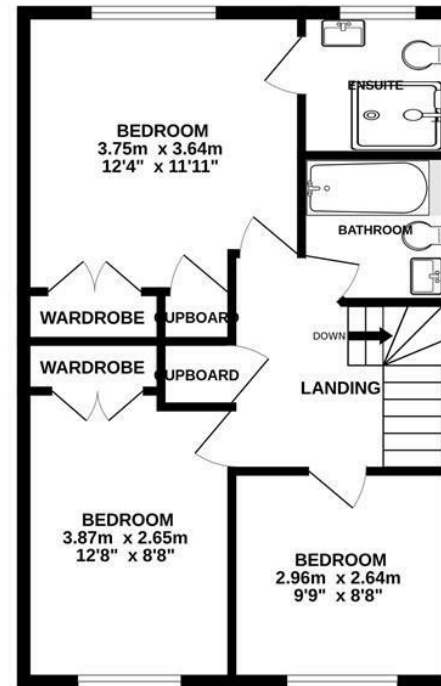




GROUND FLOOR
70.9 sq.m. (763 sq.ft.) approx.



1ST FLOOR
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA: 121.3 sq.m. (1306 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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