



**Bryan Bishop**  
*and partners*

**Welwyn By Pass Road**  
**Welwyn, AL6 9FJ**







# Welwyn By Pass Road

Welwyn, AL6 9FJ

An immaculate three bedroom modern family home with superb living area that opens up onto the private rear garden, via a set of French Doors. To the front of the property is a modern kitchen with base and eye level units, integrated appliances and a dining area.

Leading to the first floor there are two good sized bedrooms that are served by a family bathroom. Onto the second floor there is a premium master bedroom suite with fitted wardrobes and shower room.

The exterior of the property consists of a landscaped rear garden with patio area and pathway leading to rear access and the allocated parking.

## Location:

Situated on the edge of Welwyn village, it is less than a fifteen minutes 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 Hallway**

**Cloakroom**

**Kitchen/Dining Room**

**Living Room**

## **FIRST FLOOR**

**Landing**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

## **SECOND VIEWINGS**

**Landing**

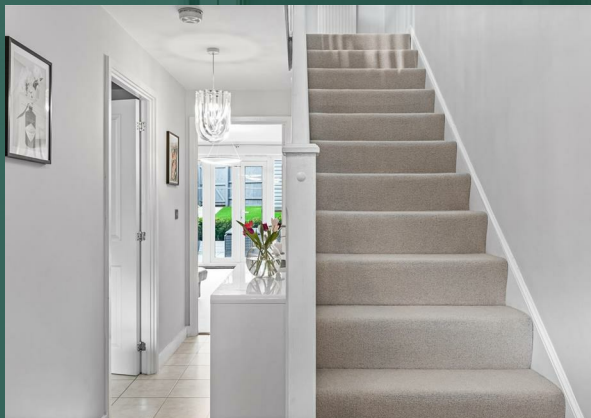
**Main Bedroom**

**En-Suite**

## **EXTERIOR**

**Garden**

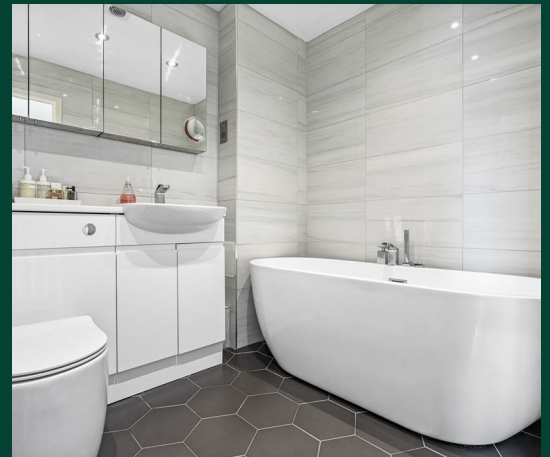
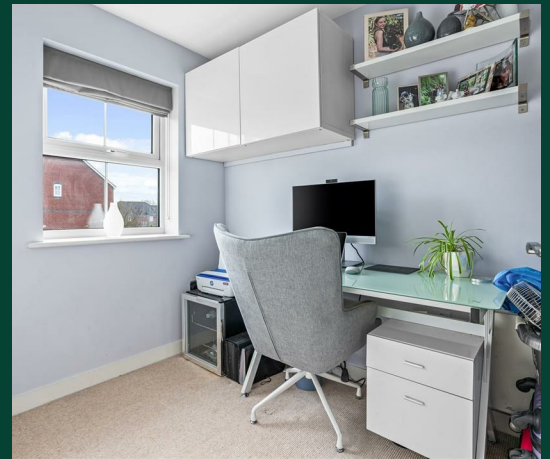
**Parking**







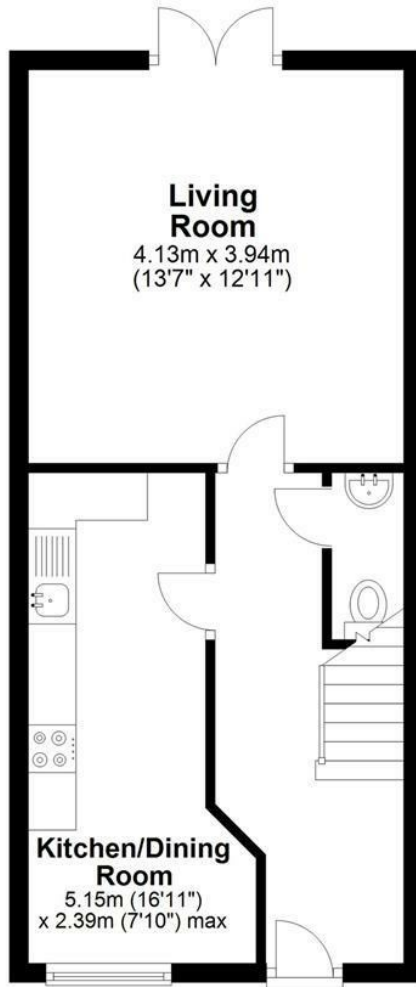






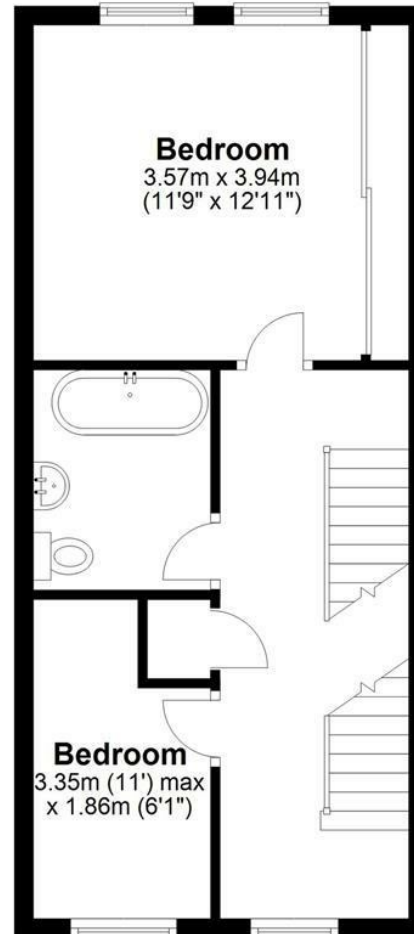
### Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



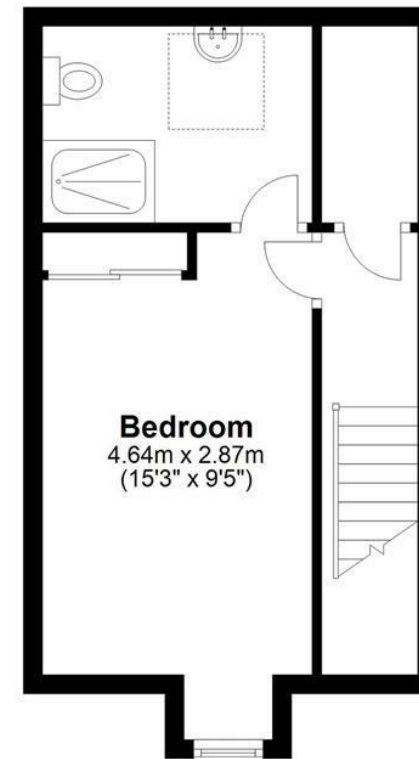
### First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



### Second Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



Total area: approx. 101.7 sq. metres (1094.2 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.



# Bryan Bishop *and partners*

