



**Bryan Bishop**  
*and partners*

**Pottersheath Road**  
**Welwyn, AL6 9SU**

**Guide price £800,000**



# Pottersheath Road

Welwyn, AL6 9SU

Bryan Bishop & Partners are proud to bring to the market this exquisite four-bedroom cottage measuring just over 1700 square feet, nestled on a quiet road with a gated driveway, within the charming village of Pottersheath.

As you step inside, the ground floor offers a range of versatile spaces. There are two studies, one of which features a cozy log burning stove, perfect for work, study, or simply unwinding in a warm and inviting atmosphere. The living room is a welcoming space and benefits from French doors to the rear garden allowing an abundance of natural light to flood in, while the well-designed kitchen and dining room provide a range of base and eye-level units and solid oak worktops, ensuring you have ample storage space. The kitchen is served by a separate utility. The recent addition of new wooden flooring in the hall adds a touch of modern elegance to the entrance hallway which benefits from a cloakroom off.

Moving to the first floor, you'll find a masterful use of space. The good-sized master bedroom is equipped with fitted units, providing ample storage space to keep your belongings organised. The second/guest bedroom also features fitted units and boasts a brand new en-suite. The family bathroom is spacious and brand new, offering both luxury and functionality. Additionally, the third and fourth double bedrooms come with fitted units to accommodate your storage needs.

Heading to the outside of the property there is a good-sized sunny rear garden, with a large rear patio area backing off from the rear of the property. The property also benefits from plenty of outside storage with two exterior storage rooms.

Pottersheath is a highly regarded hamlet, standing on the northern edge of the village of Welwyn. Welwyn, Knebworth and Codicote all offer shopping facilities for day to day needs, with more extensive amenities in Welwyn Garden City, which lies about 3 miles to the south east. For those wishing to commute, both Welwyn and Knebworth offer a fast and frequent service into King's Cross/Moorgate, taking between 20 and 35 minutes. Junction 6 of the A1(M) is just over 1 mile.

Tenure  
Freehold.

Services  
Oil Central Heating and LPG Gas for cooking

Rating Authority  
East Herts District Council  
Tel:01279655261  
[www.eastherts.gov.uk](http://www.eastherts.gov.uk)

Council Tax Band: E  
£2595







## GROUND FLOOR

Entrance Hall

Study

9'11" x 11'11"

W.C

Dining Room

14'11" x 11'1"

Living Room

15'1" x 10'0"

Kitchen/Breakfast Room

15'1" x 13'1"

Utility Room

8'11" x 9'9"

## FIRST FLOOR

Landing

Principal Bedroom

14'11" x 11'1"

Bedroom Two

9'11" x 11'11"

En-Suite

Bedroom Three

10'9" x 10'8"

Bedroom Four

10'9" x 10'0"

Family Bathroom

## EXTERIOR

Storage Room

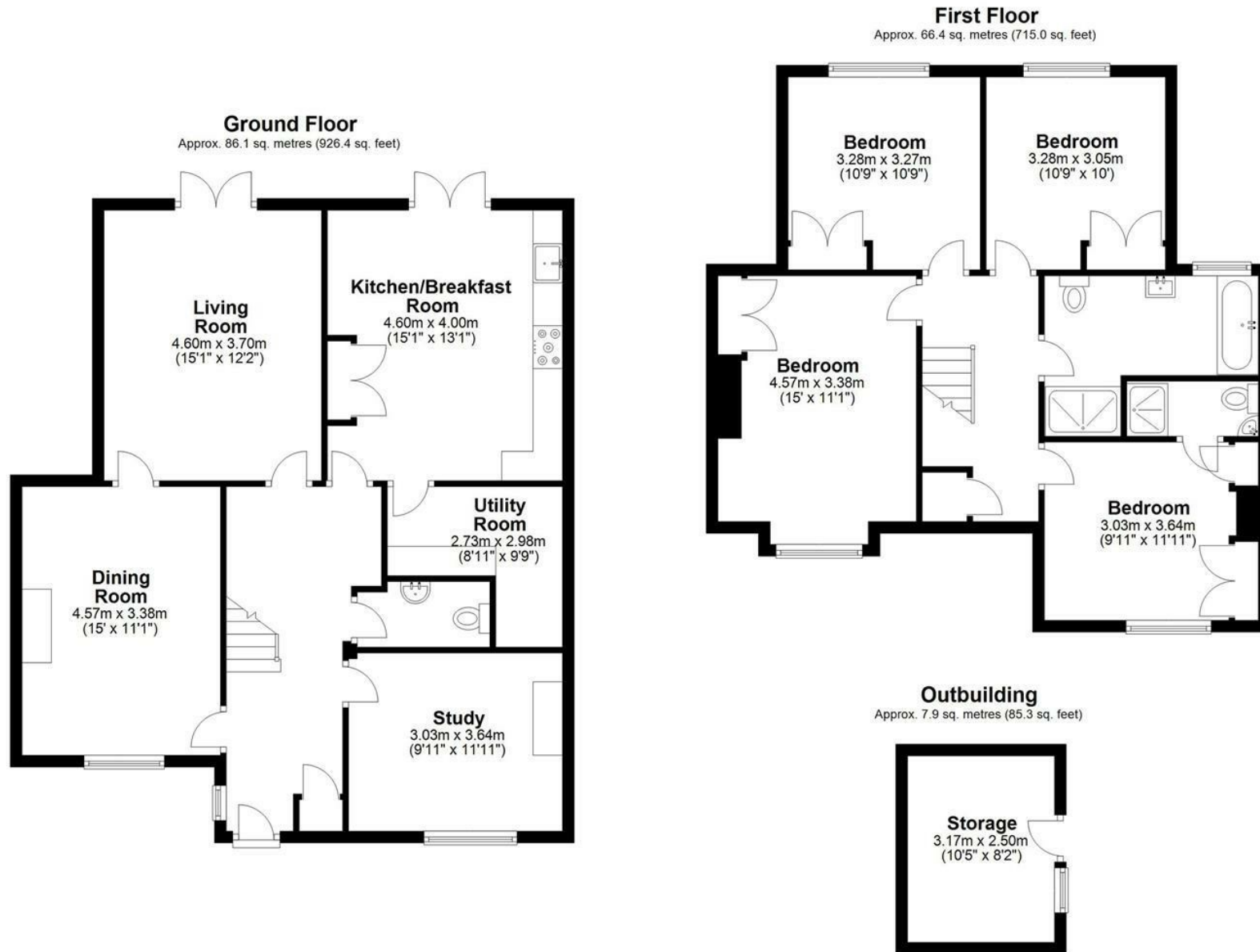
10'4" x 8'2"

Garden

Gated Driveway







Total area: approx. 160.4 sq. metres (1726.7 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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6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

