



**Bryan Bishop**  
*and partners*

**Peace Grove**  
**Welwyn, AL6 0RS**  
**Guide price £1,000,000**



# Peace Grove

## Welwyn, AL6 0RS

An unbelievable opportunity to acquire a 0.7 acre plot with planning permission to build a grand designs home from scratch. There is an existing 2200 square foot bungalow on the site with four bedrooms, two bathrooms a kitchen, two reception rooms and central heating.

Link to full planning -  
<https://planning.welhat.gov.uk/Planning/Display/6/2023/0158/FULL>

Planning Application: 6/2023/0158/FULL

The property is set at the end of a small cul-de-sac and backs onto Woodlands. There is a footpath through the woods that leads to Welwyn North Train Station which has quick links into London's Kings Cross. There are great local schools that are walking distance as well as a parade of shops and a pub/restaurant. The larger villages of Welwyn and Knebworth are a short drive, as is the A1 which leads to London.



Planning Permission has been approved for the following  
Detached Home

Approximate Gross Internal Area  
346.73 sq m / 3732.17 sq ft  
(Excludes Garage)  
Garage Area : 38.89 sq m / 418.60 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.





## ACCOMODATION

Entrance Hallway

Kitchen/Breakfast Room

Utility Room

Dining Room

Playroom/Study

Living Room

Bedroom One

Bedrom Two

Bedroom Three

Bedroom Four

Bathroom

Shower Room

## EXTERIOR

Detached Triple Garage

Driveway

Garden







Total area: approx. 206.4 sq. metres (2221.4 sq. feet)











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