



Bryan Bishop
and partners

Mardley Avenue
Welwyn, AL6 0TU



Mardley Avenue

Welwyn, AL6 0TU

Guide Price £800,000 to £825,000

Bryan Bishop are very excited to offer for sale this elegant detached five bedroom chalet style home which is nestled on a very quiet leafy road in the highly regarded Oaklands area of Welwyn.

This substantial family home boasts three reception rooms and a large rear garden. To the front, the property enjoys a private driveway with ample parking.

The property provides generous living accommodation to the ground floor and boasts an impressive living room with dual aspect. Additionally, there is another sitting room, separate dining room and a good sized well-equipped kitchen overlooking the fabulous secluded garden.

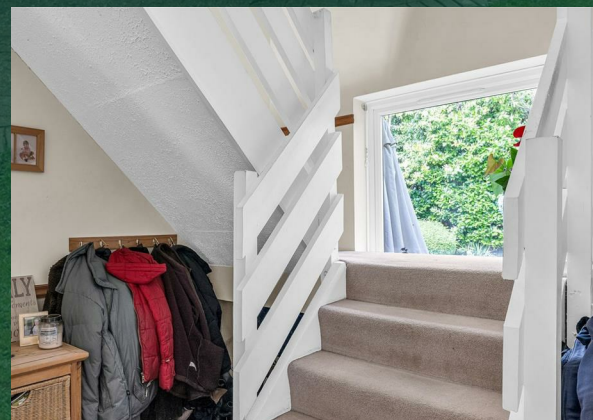
On the first floor there are four generous double bedrooms, a further 5th single bedroom/office and a well-appointed bathroom and shower room.

Outside, the property enjoys a very private large 50ft rear garden, and the house also offers excellent scope and potential to further develop if needed.

Mardley Avenue is a highly regarded turning in the ever popular Oaklands area of Welwyn, within easy reach of the local shopping parade and a selection of excellent local schools. The larger villages of Welwyn and Knebworth are also within easy access including a station at Knebworth.







GROUND FLOOR

Entrance Hallway

Family Room/Study

10'5" x 12'11"

Living Room

26'0" x 12'0"

Dining Room

10'7" x 12'1"

Kitchen

8'0" x 16'5"

FIRST FLOOR

Landing

Bedroom 1

13'10" x 9'0"

Bedroom 2

7'11" x 18'0"

Bedroom 3

12'9" x 8'2"

Bedroom 4

8'4" x 12'2"

Bedroom 5 - Office

10'0" x 8'5"

Family Bathroom

Shower Room

EXTERIOR

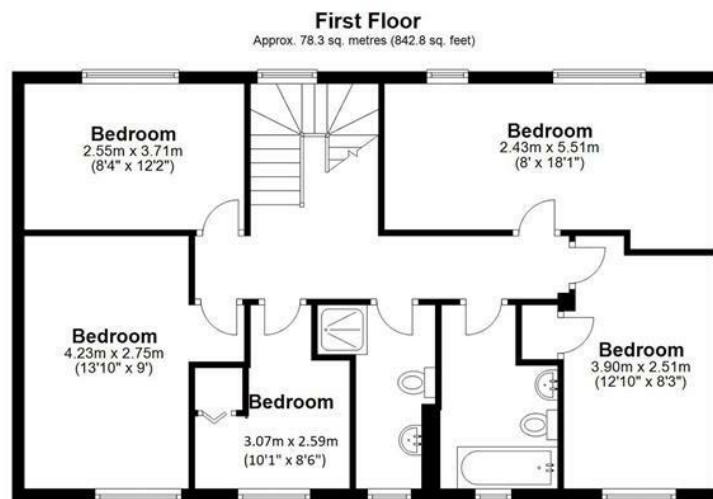
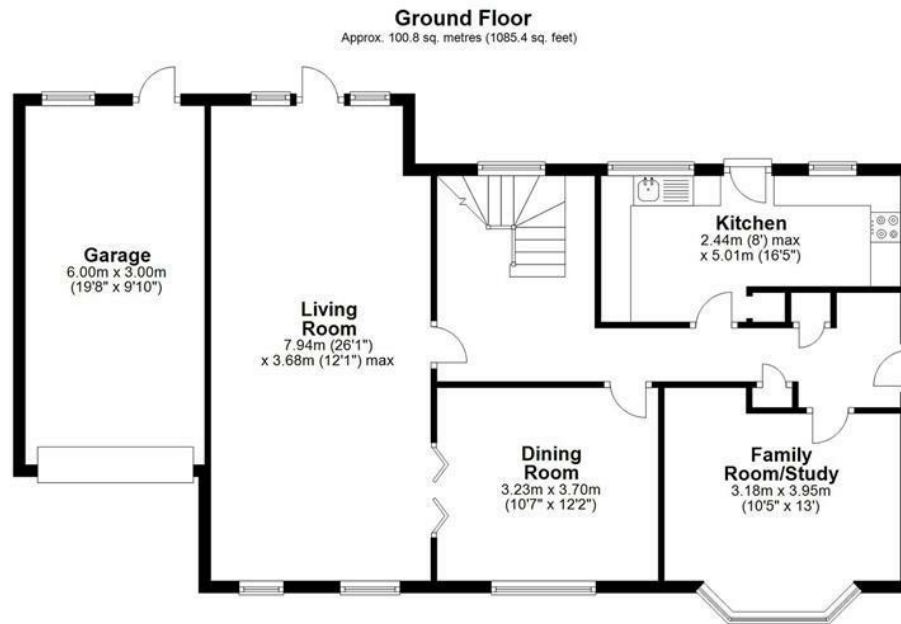
Garage

Private Front Driveway

Large Rear Garden







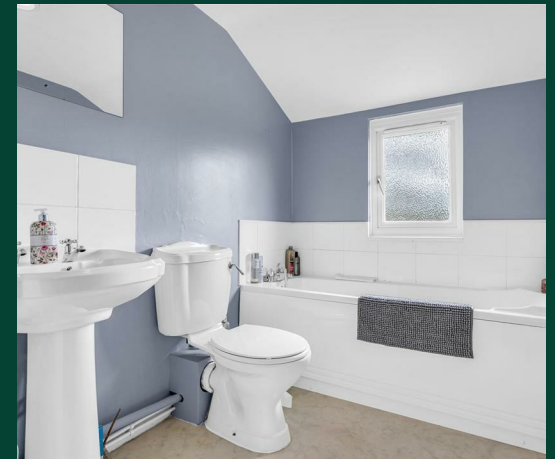
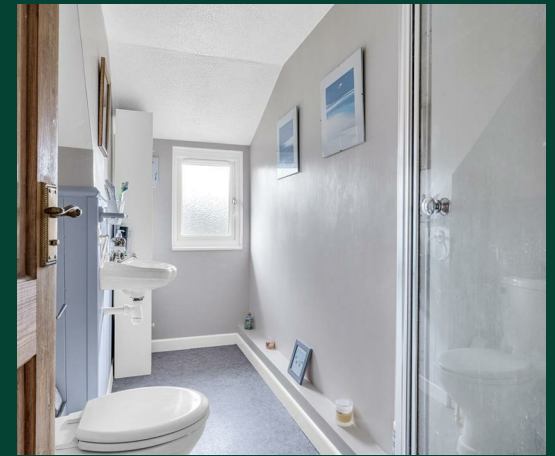
Total area: approx. 179.1 sq. metres (1928.1 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Bryan Bishop
and partners

