



Bryan Bishop
and partners

The Walled Garden
Welwyn, AL6 0BZ

Guide price £695,000



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Summary

A Most Attractive Mews Style Property Located in a Quiet Rural Setting with Pretty Garden, Garage and Access to Communal parkland grounds of a former country mansion known as Tewin Water House.

The property is located within the original walled garden of the main house, all mains services are connected and there is ample parking for residents and visitors. All windows are double glazed and the central heating is gas fired. The accommodation is well planned and comprises a good size entrance hall with cloakroom, a kitchen breakfast room with a range of fitted storage cupboards, double oven, hob, fridge freezer and dishwasher, plumbing for washing machine and a generous breakfast area. The sitting room has a central fireplace with gas coals and double doors open onto the garden, the dining room lies adjacent and can be approached from the hall or sitting room.

On the first floor is a landing with loft hatch, master bedroom with en suite shower room, a range of fitted wardrobes and drawer units and window with lovely views of garden and surrounding parkland. Bedroom two has a range of fitted bedside cupboards, fitted wardrobes and bedroom three is currently used as a study. There is a second bathroom off the landing with a white and chrome suite of bath, WC and vanities unit with basin.

The gardens are beautifully kept and a patio area backs onto the house with path to gate and access to single garage close by. There is a side path from the rear garden leading to the front, which has a small lawn, shrub border and a neat brick path leading up to front door.

The whole development has a dedicated management company run by the residents and there is a monthly service charge of approximately £180 to cover Maintenance of communal grounds.





Summary

Entrance Hallway

Kitchen/Breakfast Room
16'5" x 9'9"

Dining Room
10'6" x 8'10"

Living Room
16'5" x 13'11"

Cloakroom

First Floor

Landing

Master Bedroom
16'8" x 12'

En-suite

Bedroom Two
16'8" x 8'9"

Bedroom Three
9' x 8'10"

Family Bathroom

Exterior

Private Rear Garden

Garage
18'1" x 8'6"

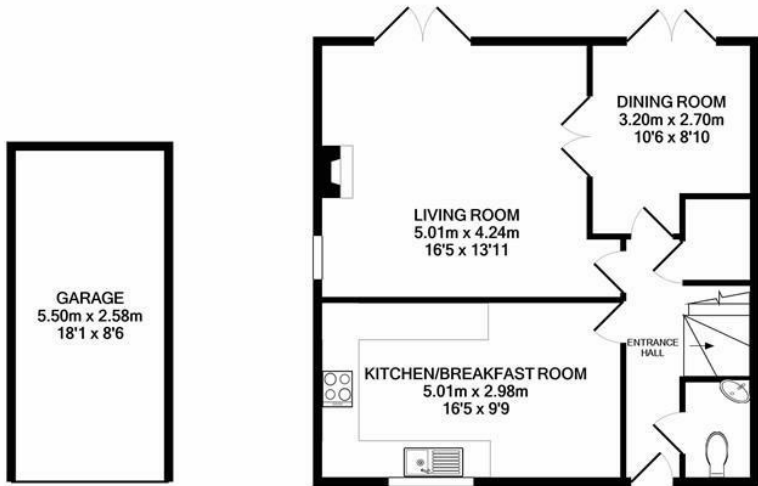
Communal Gardens

Parking

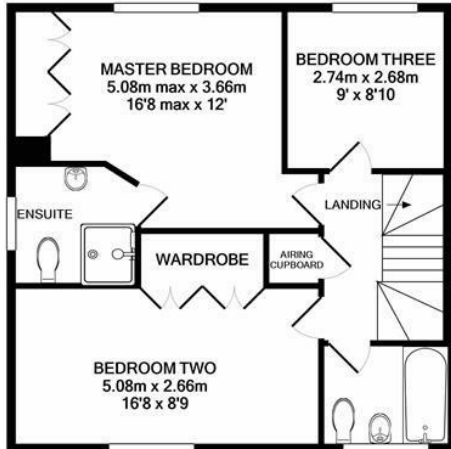
COUNCIL BAND F







GROUND FLOOR
APPROX. FLOOR
AREA 65.9 SQ.M.
(709 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.4 SQ.M.
(554 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.3 SQ.M. (1263 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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