



**Bryan Bishop**  
*and partners*

**Welwyn Hall Gardens**

**Welwyn, AL6 9LF**

**Guide price £725,000**



# Welwyn Hall Gardens

Welwyn, AL6 9LF

Bryan Bishop and Partners are pleased to bring to the market this idyllic three-bedroomed family home situated in a highly sought after cul-de-sac in the heart of Welwyn Village within the conservation area.

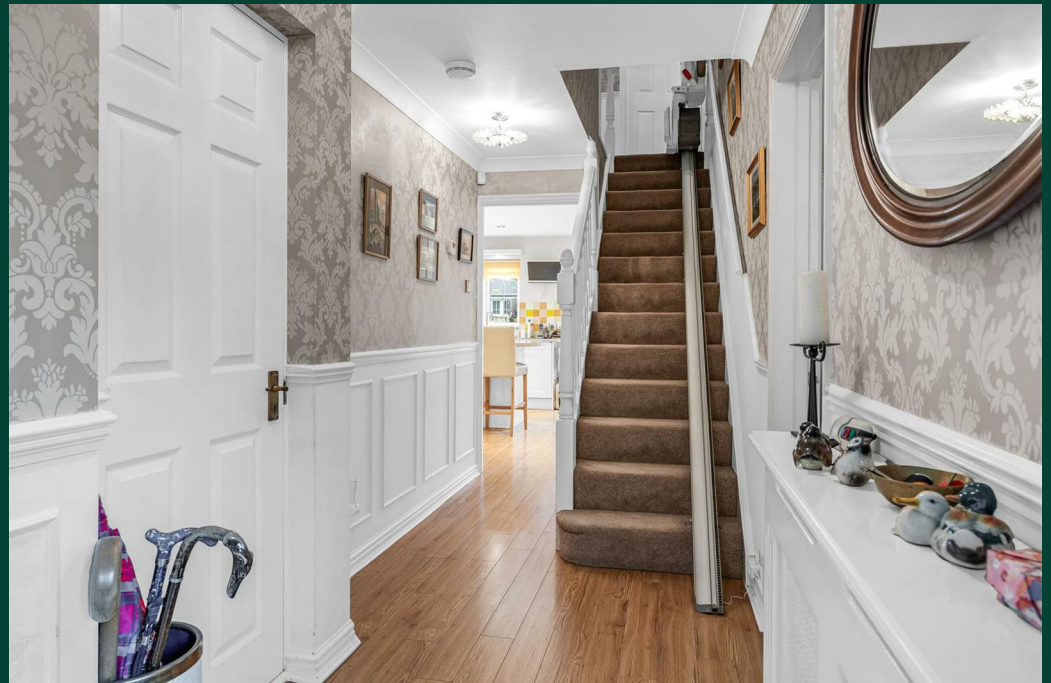
The entrance hall conveniently connects to all ground floor spaces, featuring a downstairs cloakroom and staircase to the upper level. The kitchen diner situated at the rear, offers ample storage space through the many base and eye-level units it features. The adjoining light-filled dining room seamlessly leads to the conservatory as well as the living room. The conservatory space opens onto a spacious south-facing rear garden, boasting well-maintained flower beds, shrubbery, and patio area perfect for hosting guests or al-fresco dining. The ground floor also comprises a spacious integral garage.

Upstairs, three generously sized bedrooms await, the master bedroom enjoys an en-suite and walk in wardrobe. The other double bedroom also benefits from an en-suite. There is a further single bedroom and family bathroom.

Additionally, a generously sized loft offers potential for future conversion, subject to necessary planning permissions.

Situated on the edge of Welwyn village, it is just a 5 minute 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 Hall

W/C

Living Room

16'11" x 10'4"

Dining Room

10'1" x 10'4"

Garden Room

11'8" x 9'3"

Kitchen

13'6" x 14'0"

Garage

17'10" x 8'9"

## FIRST FLOOR

Master Bedroom

18'7" x 10'4"

Walk in Wardrobe

En-Suite

Bedroom Two

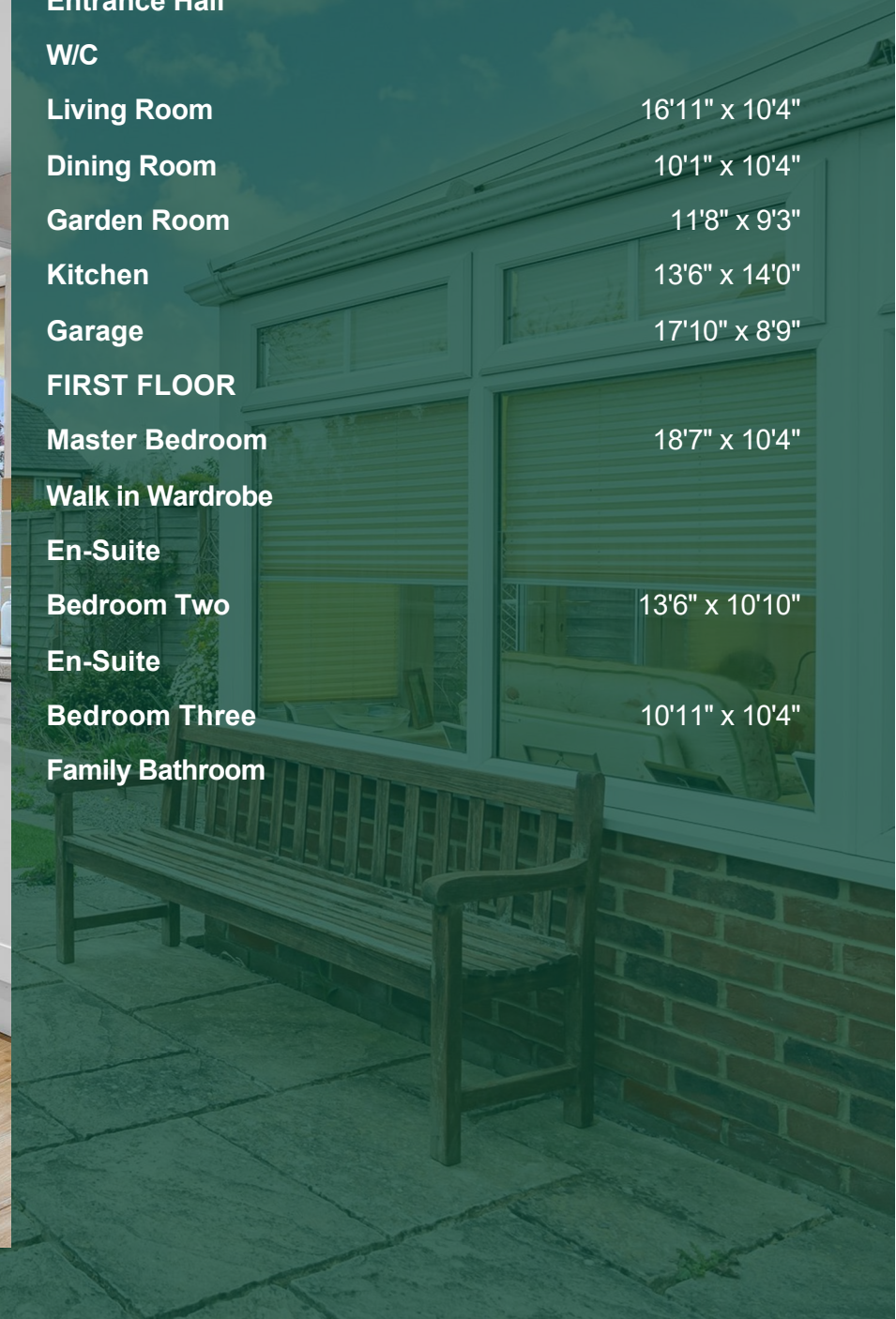
13'6" x 10'10"

En-Suite

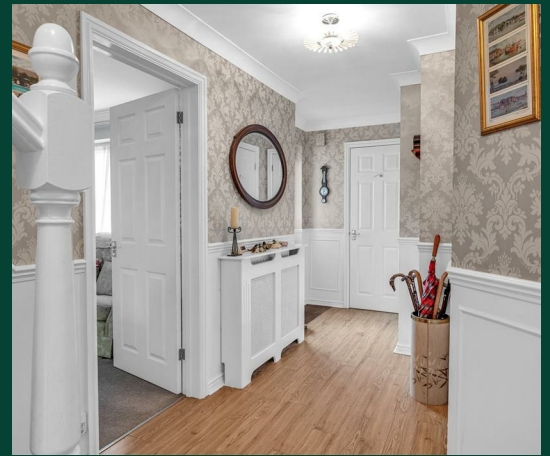
Bedroom Three

10'11" x 10'4"

Family Bathroom

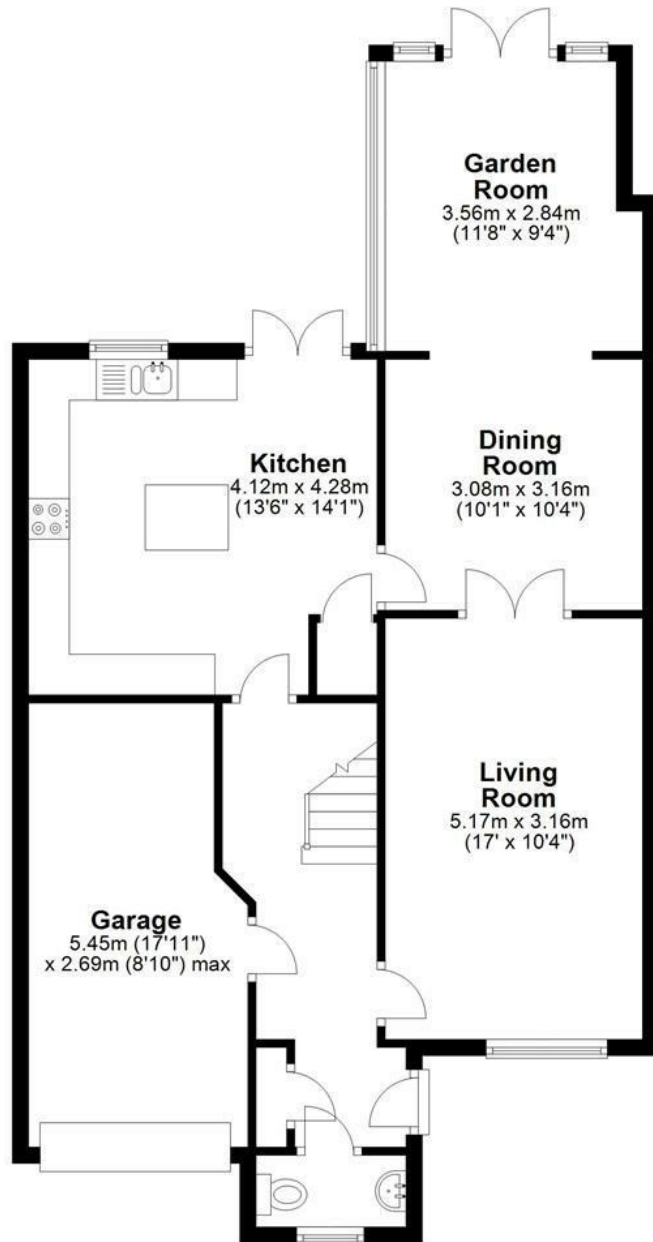






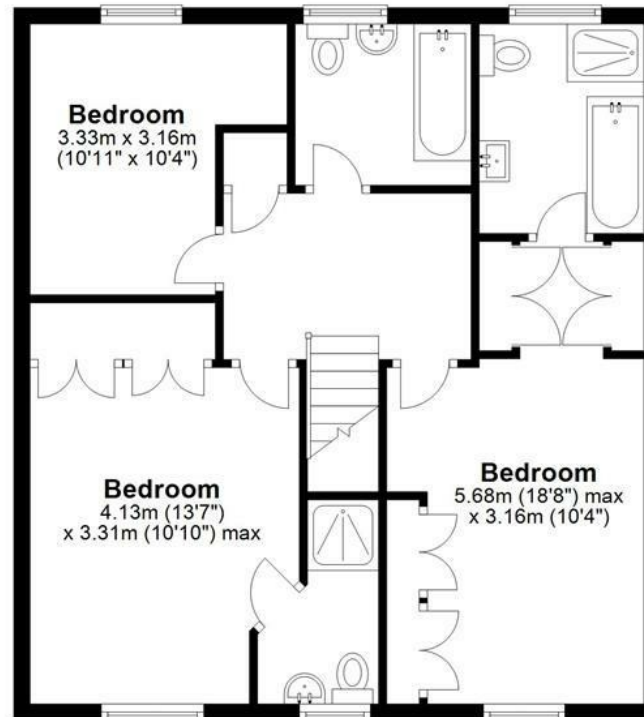
### Ground Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



### First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 144.7 sq. metres (1557.1 sq. feet)

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









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