



Bryan Bishop
and partners

Adele Avenue
Welwyn, AL6 0AU



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Bryan Bishop and Partners are delighted to present this rare opportunity to own a beautifully modernised detached bungalow, the current owner has spared no expense in finishing this property to the exacting standard it has been done to.

Approached by a pretty frontage with an attractive landscaped area with some shrubbery as well as a driveway that lies in front of the detached garage, this property is both pretty and practical.

Upon entering the property you are welcomed into a porch area with a conveniently situated W/C to the right. The porch opens up into a corridor that offers access to the family bathroom as well as a further utility room, or it leads straight through into the very large open plan Kitchen / Dining Room which also interlinks with a central living room. The open plan Kitchen / Diner is the heart of this home, finished beautifully with sleek modern units and integrated appliances, Velux windows as well as bifold doors to the garden, for plenty of natural light as well as the possibility of seamless indoor-outdoor living in the warmer months.

The two bedrooms are both very generously sized, located on the left hand side of the property. Both are also fitted with built in wardrobes to allow for plenty of storage.

The garden is accessible via the bi-fold doors in the Kitchen. The garden enjoys a patio area as well as a lawn area and further elevated patio area to the rear of the garage.

Please note that there is permitted development for the addition of a third bedroom. This would replace the existing garage and be accessed via the current utility room.

Tucked away on Adele Avenue, just off of New Road, this is a highly sought after location being a literal stones throw from Welwyn North Station, and just a short drive from Welwyn Village, Hertford, the Welwyn Junction of the A1(M) and the picturesque village of Tewin.







GROUND FLOOR

Porch

W/C

Family Bathroom

Utility Room

5'0" x 5'10"

Living Room

14'0" x 10'4"

Kitchen / Dining Room

12'8" x 20'8"

Bedroom Two

14'6" x 9'2"

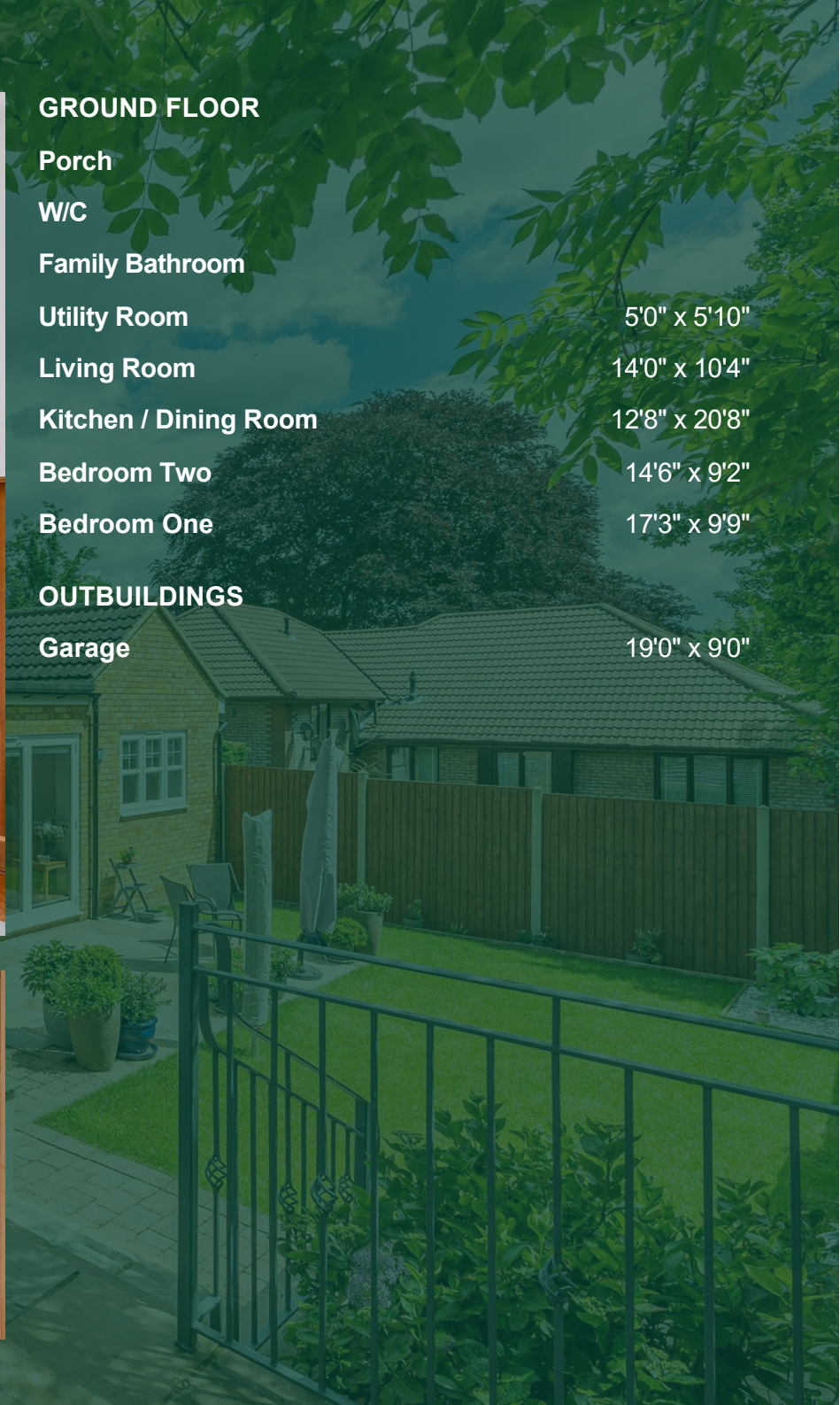
Bedroom One

17'3" x 9'9"

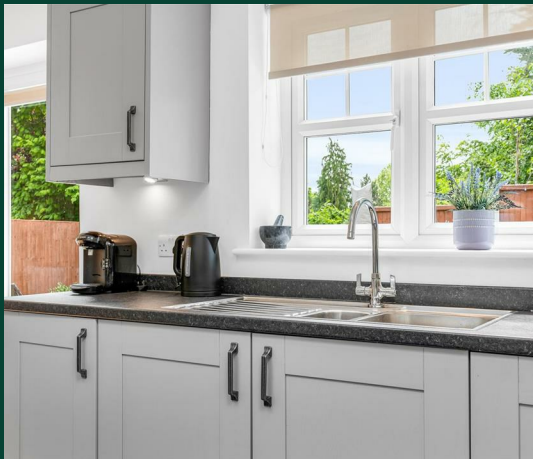
OUTBUILDINGS

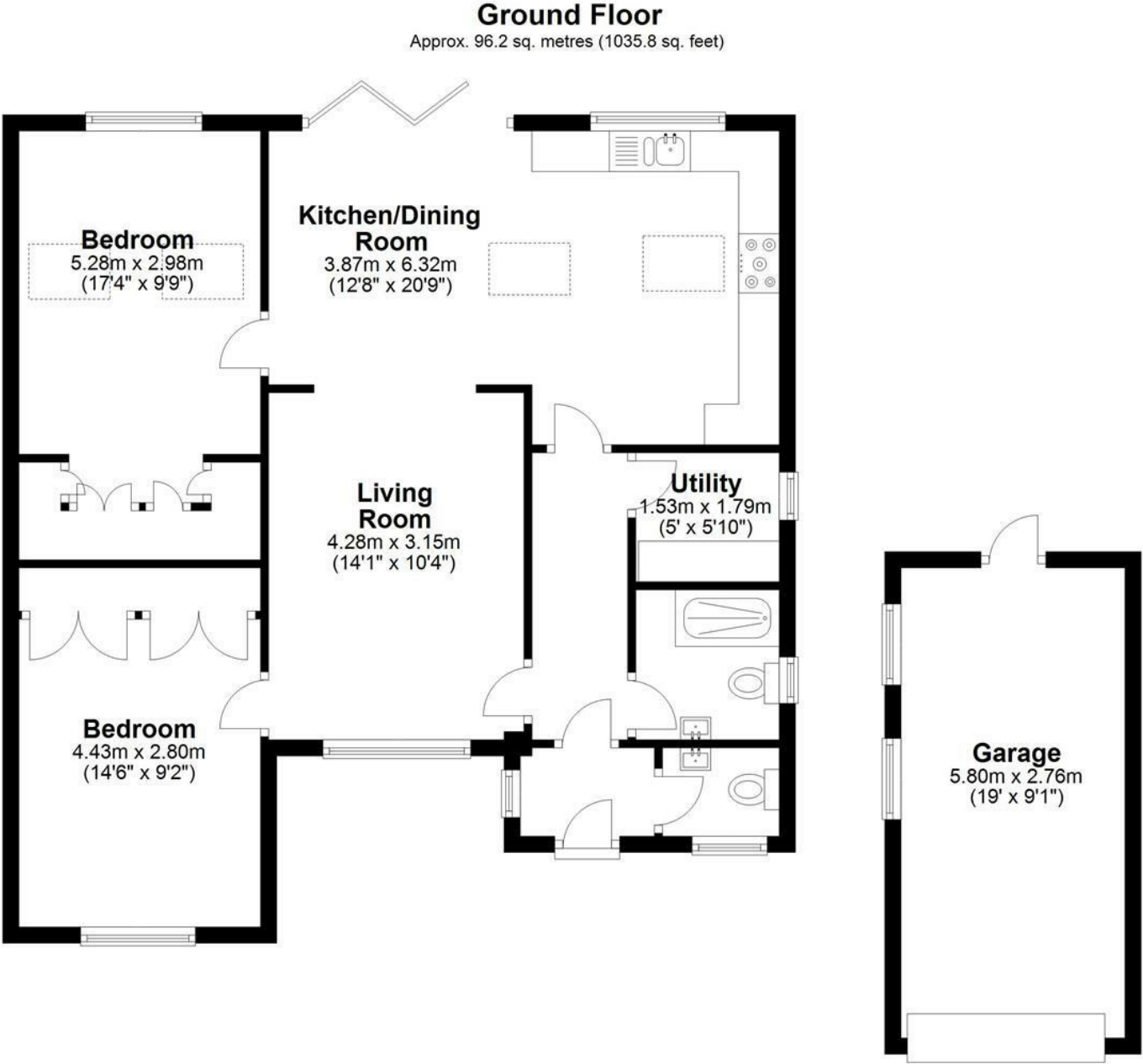
Garage

19'0" x 9'0"






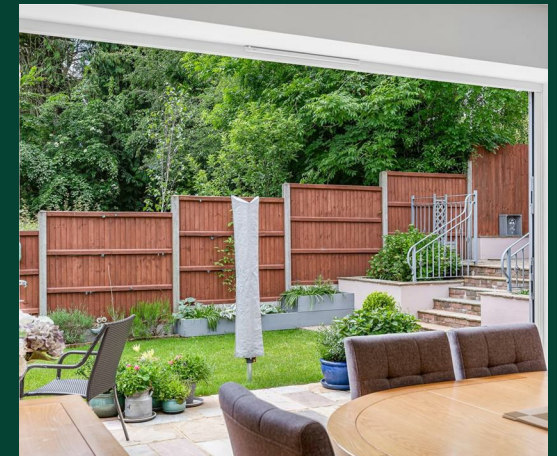
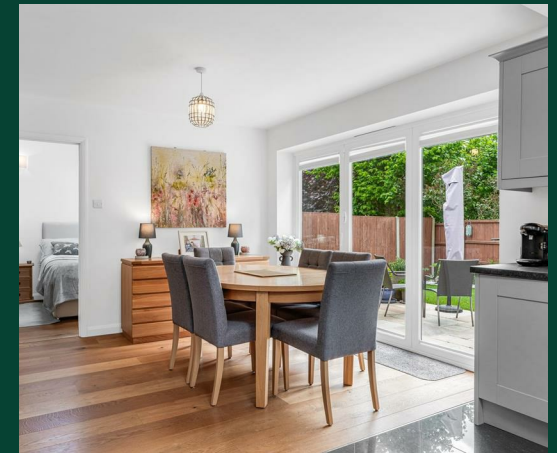
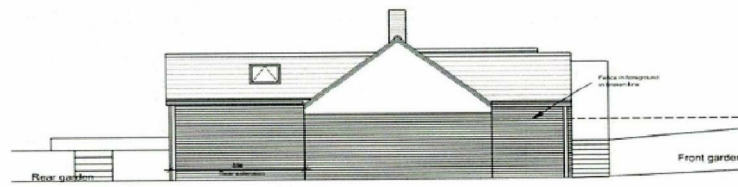
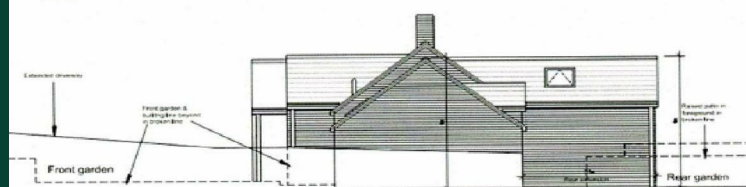
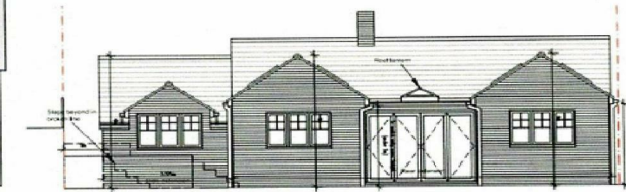
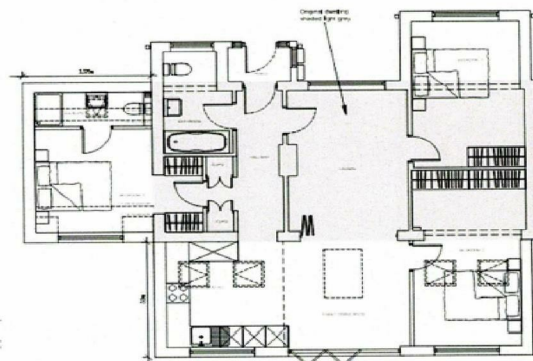
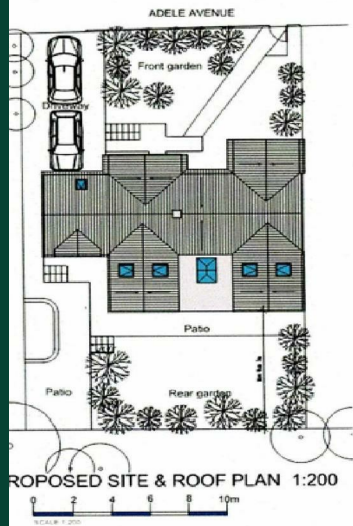




Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







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