



Bryan Bishop
and partners

Mardley Dell
Welwyn, AL6 0UR
Guide price £950,000



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Bryan Bishop and Partners are delighted to bring to market this elegant and immaculately presented detached four bedroom residence tucked away in a private cul de sac in a highly sought after road in Oaklands. The property enjoys a beautiful frontage with mature front garden, featuring an entrance porch with Doric columns, an outside light, and a paneled front door leading to the entrance hall with beautiful wooden flooring. The hall provides access to the reception rooms and the kitchen/breakfast room, with a double radiator, staircase to the first floor, and built-in cupboards.

The living room is a well-proportioned, dual-aspect space highlighted by a carved oak fireplace with a fitted gas flame effect fire and a patio door offering pleasant views of the rear garden and woodland, this is complimented by the conservatory that extends this already large room further towards the garden. The conservatory was very recently erected and enjoys underfloor heating.

The dining room features a large dining table and a bay window with views of the front aspect. The study is equipped with a dado rail, coved ceiling, telephone point, and radiator.

The kitchen/breakfast room offers lovely views of the rear garden and woodland and is fitted with mid oak wall and base units, ample work surfaces with tiled splashbacks.

The utility room has additional wall and base units, an inset sink unit, plumbing for a washer/dryer, space for a freestanding fridge freezer, a wall-mounted gas-fired boiler, a radiator, and a door to the garden. There is also a guest W/C.

Upstairs, the landing offers picturesque views and a large window overlooking the rear aspect, with a hatch to the insulated roof space. The master bedroom is a charming south-facing room with an en-suite.

The rest of the first floor is made up of three further double bedrooms, one of which has its own built in wardrobe and also enjoys glorious views over the garden and woodland to the rear. There is also a further family bathroom on the first floor.

This delightful home also enjoys a mature and immaculately kept rear garden that also enjoys private woodland access at the back.

The property also benefits from a detached double garage







GROUND FLOOR

Entrance Hall

Dining Room

13'0" x 11'10"

Study

7'1" x 7'1"

Kitchen

13'0" x 12'4"

Utility Room

10'1" x 7'0"

Conservatory

13'1" x 12'5"

Living Room

22'3" x 12'10"

FIRST FLOOR

Master Bedroom

14'9" x 13'0"

En-Suite

Family Bathroom

Bedroom Two

12'6" x 9'9"

Bedroom Three

13'1" x 9'6"

Bedroom Four

9'2" x 9'1"

EXTERIOR

Double Garage

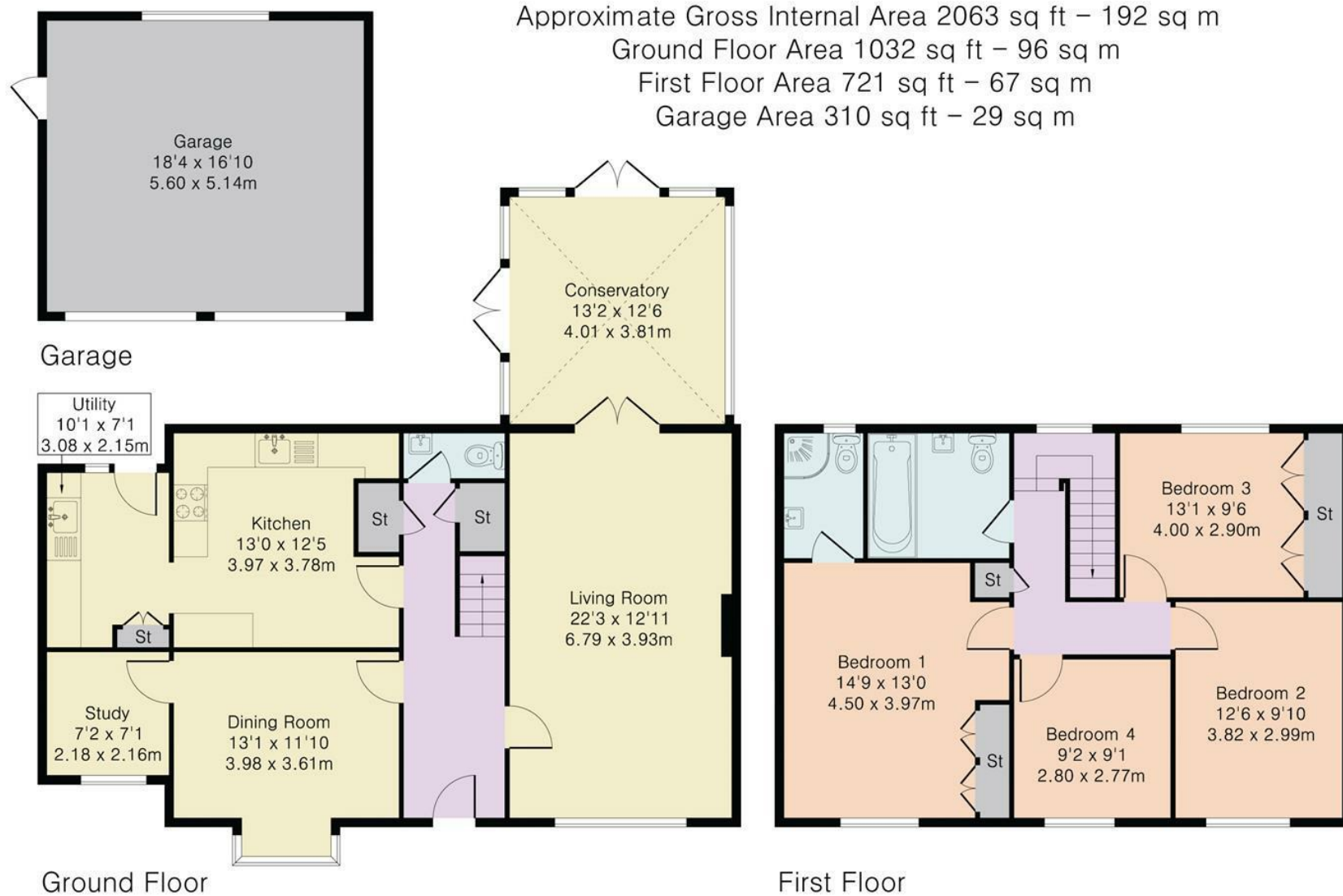
18'4" x 16'10"

Driveway

Garden















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