



Bryan Bishop
and partners

Birch Grove
Welwyn, AL6 0QP
Guide price £675,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this large and stylish home in the highly sought after Oaklands area of Welwyn. With four good sized bedrooms, flexible and substantial ground floor living space, significant storage, a home office and lots of off-street parking, this immaculately presented home is ready to satisfy all the needs of the modern family. Just move in and carry on with your busy lives !

Accommodation:

The light and spacious entrance hall is accessed through a lobby which provides a downstairs cloakroom. The entrance hall itself, in keeping with the whole property, is modern and stylish with a storage cupboard, doors to the garage and kitchen, an attractive archway through to the lounge/diner and family room and glazed double doors to the super convenient home office.

The dual aspect kitchen has huge amounts of storage as well as a comprehensive range of quality integrated appliances plus a neat breakfast bar. There is also a door giving access to the garden.

The lounge/diner is a great sized room, over 20 feet in length, and would lend itself to a variety of configurations to suit you and your family. It has a large window looking over the garden and double doors opening onto the patio.

The family room, being nearly 18 feet long, triple aspect, with full length windows and double doors leading out to the garden adds another whole layer of flexibility to this already versatile home.

The attractive open staircase turns as it rises from the entrance hall to the large first floor landing bathed in natural light. All four of the generously sized bedrooms enjoy large fitted wardrobes.

There is a lovely tiled bathroom with a shower fitting and screen over the bath. The first floor also has a separate shower room.

Exterior:

With the double garage approach and expanded driveway the house provides off street parking for 4 to 5 cars with ease. The rear garden, easily accessed through the garage or via the side path, is a good size and shape, benefiting from multiple patios, sympathetic landscaping and is very private. A great family garden for young children to play safely, but also very suitable for entertaining friends and extended family. The multiple double doors from house to garden give a great flow from indoors to outdoors.

Location:

This lovely family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.







GROUND FLOOR

Porch

Entrance Hall

15'9" x 11'6"

Kitchen

Lounge / Dining Room

12'6" x 20'9"

Family Room

17'10" x 9'10"

Integral Double Garage

17'3" x 14'9"

FIRST FLOOR

Landing

12'7" x 11'1"

Bedroom One

9'0" x 11'1"

Bedroom Two

9'2" x 9'6"

Bedroom Three

8'11" x 9'6"

Bedroom Four

Family Bathroom

Shower Room

EXTERIOR

Rear Garden

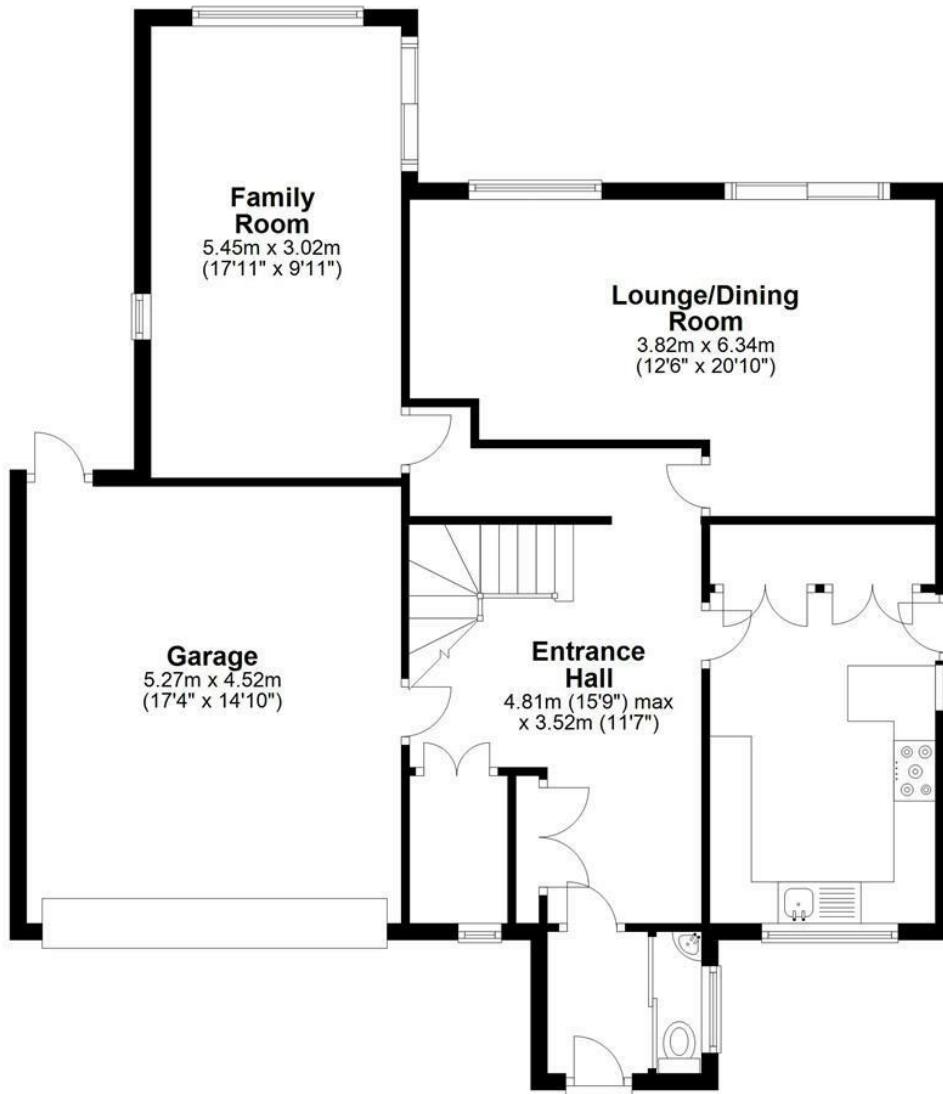
Driveway





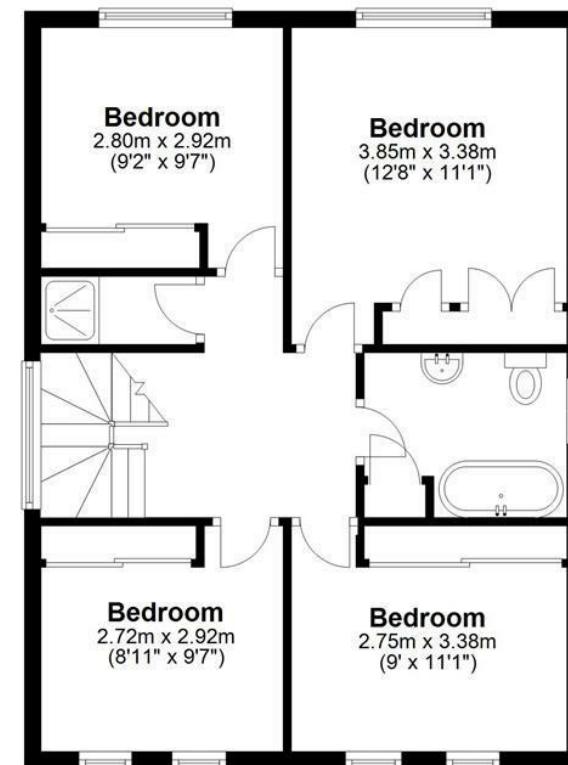
Ground Floor

Approx. 100.3 sq. metres (1079.4 sq. feet)



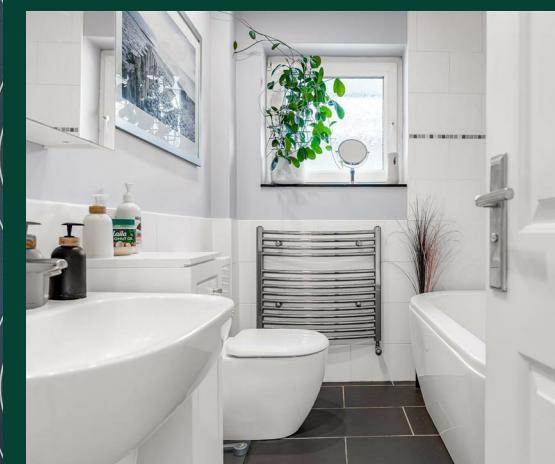
First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 155.9 sq. metres (1677.7 sq. feet)









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