



**Bryan Bishop**  
*and partners*

**Mandeville Rise**  
**Welwyn Garden City, AL8 7JT**



# Mandeville Rise

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Bryan Bishop and Partners are delighted to present this rare opportunity to purchase a stunning family home in the heart of Welwyn Garden City's West Side, just stone's throw from the town centre and all it has to offer.

Built in 1935 with a substantial extension added in 2010-11, the property boasts a beautiful frontage, with off street parking for multiple cars as well as an attached garage.

Upon entering the property, you arrive in a spacious entrance hall which on one side leads into a large family room with bay window and open fire, a larger living room with front aspect and open fire, downstairs W/C and the large Kitchen/Dining Room at the rear with French doors to the garden. The kitchen is fitted with Neptune units and granite work tops, a fitted dishwasher, freestanding AGA master chef range cooker (a ceramic hob, double oven, grill and slow oven) with space for a freestanding fridge. The tumbled limestone floor has underfloor heating zoned to operate on its own thermostat. A home office with handmade low level storage and utility room are also both accessible from the kitchen, the utility room is also fitted with Neptune units and a freestanding Neptune cupboard, there is space for a freezer, washing machine. The ground floor layout accommodates entertaining guests very well, with a large kitchen diner that leads into the garden, as well as the large receptions rooms, but it also perfectly caters to a family that enjoys their own spaces in the evenings, with distinct separation between the reception rooms and kitchen.

The first floor, comprises a spacious landing that separates five bedrooms, four of which are doubles and one single which is presented as a work space. a family bathroom tiled in marble. The master bedroom is equipped with a well appointed en-suite, tiled in travertine.

This property is located within close proximity of Welwyn Garden City town centre and mainline railway station. Also benefits from being close to all other local amenities including Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Within easy access of the motorway network via the A1(M).







## GROUND FLOOR

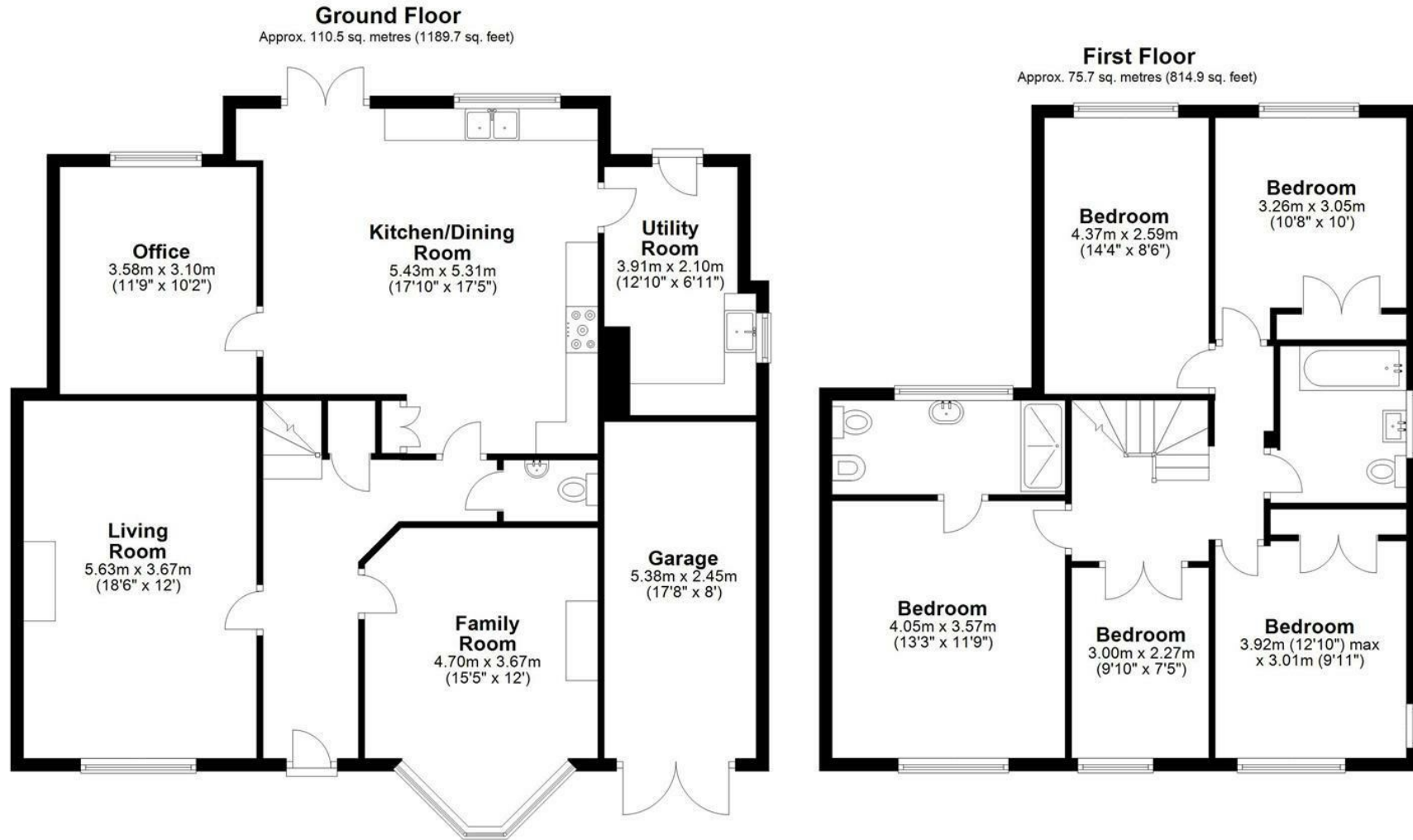
Family Room	15'5" x 12'0"
Living Room	18'5" x 12'0"
Garage	17'7" x 8'0"
Living Room	18'5" x 12'0"
Office	11'8" x 10'2"
Kitchen/Dining Room	17'9" x 17'5"
Utility Room	12'9" x 6'10"
W/C	

## FIRST FLOOR

Master Bedroom	10'0" x 11'8"
Bedroom Tw	12'10" x 7'5"
Bedroom Three	10'8" x 10'0"
Bedroom Four	14'4" x 8'5"
Bedroom Five	9'10" x 7'5"
Family Bathroom	
En-Suite	





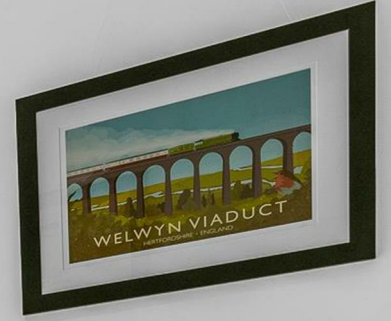


Total area: approx. 186.2 sq. metres (2004.6 sq. feet)

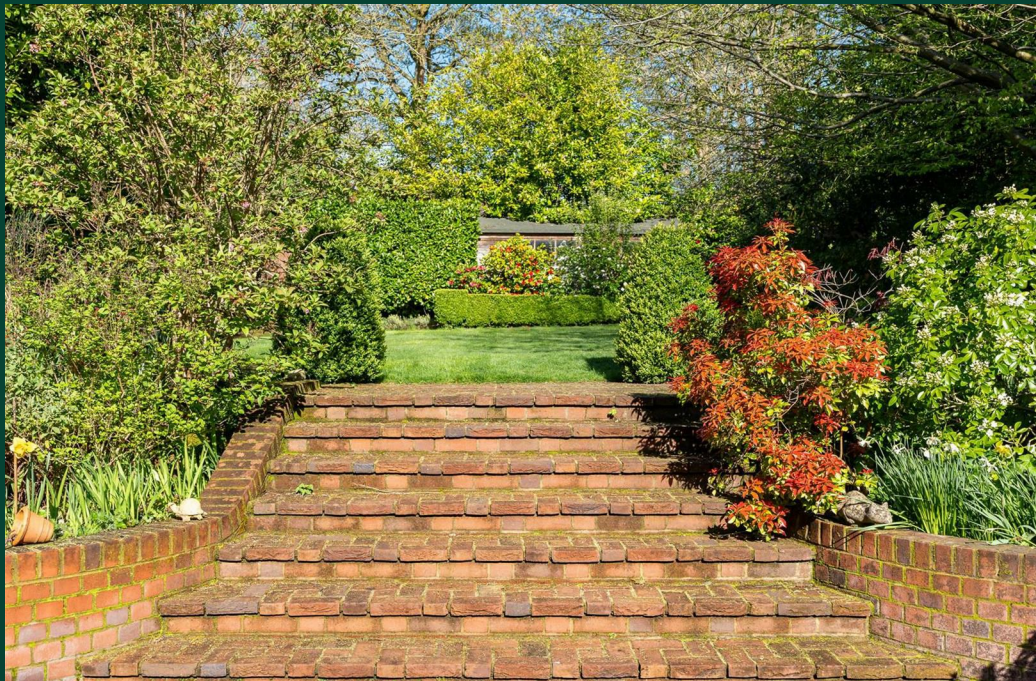
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.











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