



Bryan Bishop
and partners

New Road
Welwyn, AL6 0AE

Offers in excess of £900,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this four bedroom, two bathroom detached family home in the ever popular Hertfordshire village of Digswell. With generous living space, secure gated access, a superbly convenient location and a good sized garden with large driveway, plenty of off-street parking and a garage, this well specified and nicely laid out property is the perfect family home.

Accommodation:

Accessed via a garden path to New Road, at the front or by car from Harmer Green Lane at the rear, the solid oak front door opens onto a nice bright hallway lit by multiple windows set into the stairwell, and features a lovely herringbone parquet floor in natural wood. From the hallway doors lead to the front facing study, a convenient guest cloakroom, the kitchen and the large living room.

The living room is very large indeed, being over twenty eight feet in length, and so offers all sorts of options as to how best utilise the space. It would easily accommodate a large dining table as well as a number of sofas and chairs if required and is bathed in natural light all along its length by two large picture windows. The elegant parquet flooring extends into the living room from the hall and the room benefits from a splendid log burner for those chilly winter evenings. Adjoining the living room is a lovely family snug/TV room, well lit by windows to two aspects and again nicely finished off by the quality wooden parquet floor.

The kitchen/dining room is readily accessed either from the hallway or the living room and is well fitted with wall and floor mounted storage cupboards as well as having space for all of the usual appliances and a large casual dining table. Additional to a window to the front, the kitchen enjoys large windows and a door through to the very large utility/laundry room adjoining it. From the utility room there is a convenient door to the garden. To the side of the utility room is the garage which has its own window. Upstairs, the light, bright hallway opens onto the four good sized bedrooms, two of which enjoy fitted wardrobes, and two bathrooms. These are intelligently configured to be one as a shower room and one as a bathroom with a shower attachment and shower screen, and both are available as family rooms rather than restricting either to be en suite. A clever and invaluable solution to busy mornings!

Exterior:

The main garden is largely laid to lawn either side of the driveway and is perfect for time spent together as a family as well as entertaining. It is gated and nicely landscaped with different areas of patio and lawn, whilst the large driveway provides plenty of private parking. Gated pathways run either side of the house to the front garden, which is currently kept simply lawned with surrounding hedging but presents a fantastic opportunity for a gardening enthusiast to transform its perfect size, shape and gently sloping topography into something spectacular.

Location:

Welwyn North Station is within a 20 minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stanstead Airports are within 30 to 40 minutes drive.





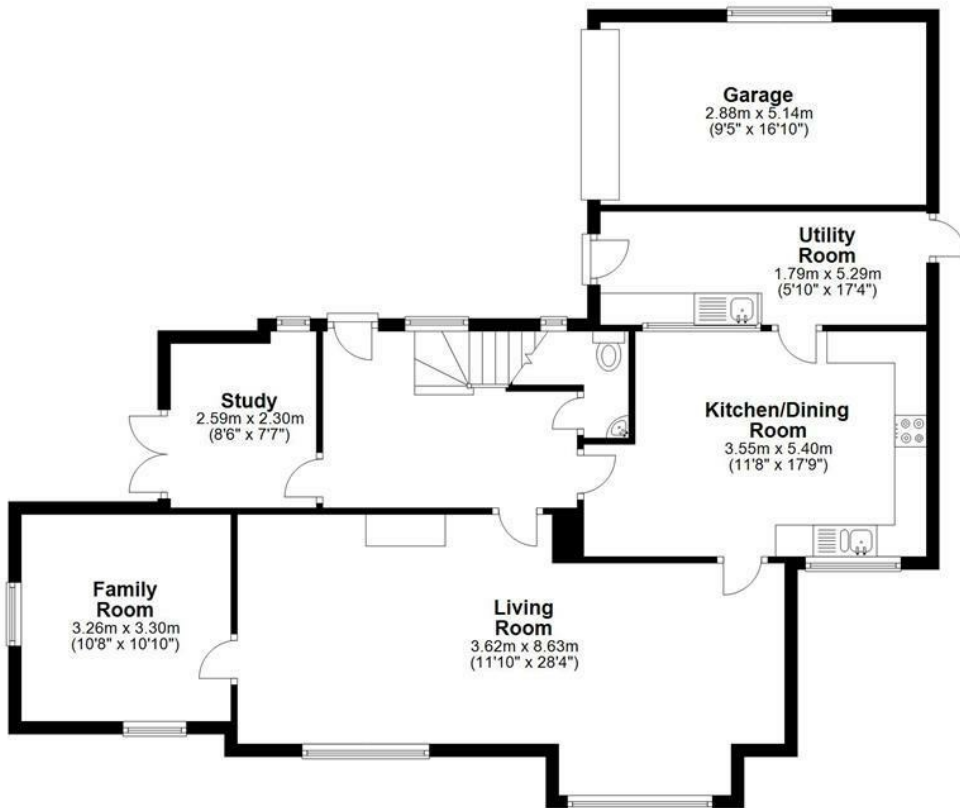






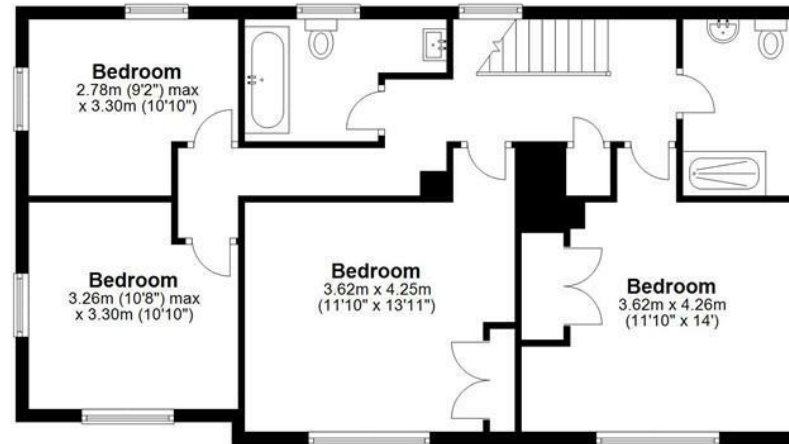
Ground Floor

Approx. 105.3 sq. metres (1133.5 sq. feet)



First Floor

Approx. 76.9 sq. metres (828.1 sq. feet)



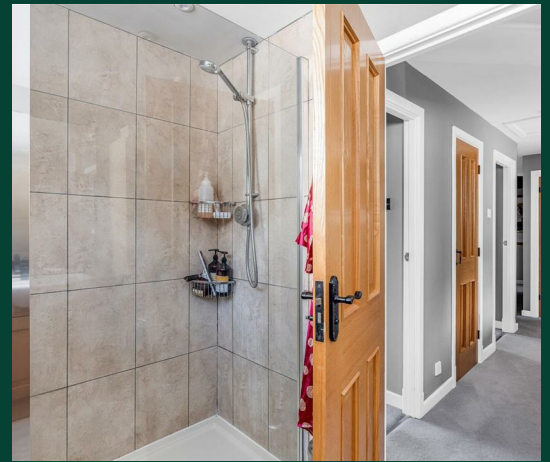
Total area: approx. 182.2 sq. metres (1961.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82

EU Directive 2002/91/EC









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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

