



**Bryan Bishop**  
*and partners*

**Blakemere Road**  
**Welwyn Garden City, AL8 7PQ**



# Blakemere Road

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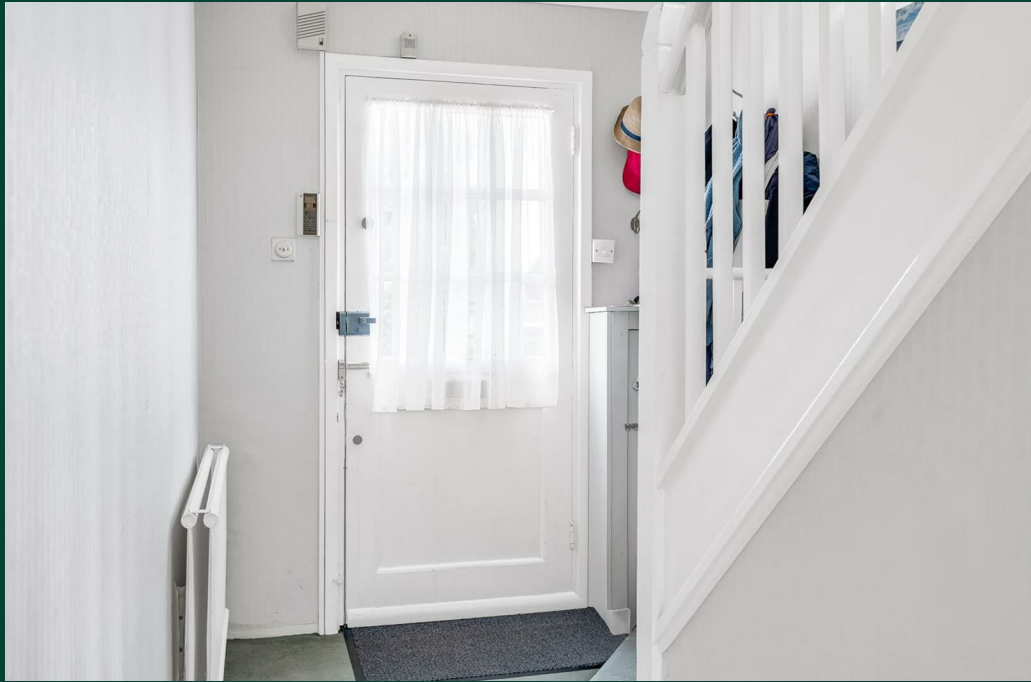
A traditional detached and extended garden city home situated on the west side, on one of the most sought after and beautiful tree-lined streets. The location is ideally positioned for local schooling (Templewood Primary - Ofsted 'Good') and is just a short walk to the heart of the town centre.

In November 2023, the property was granted both planning and estate management consent for a part single and part two storey extension. If completed, the extended residence would provide a four bedroom family home with en-suite and dressing area to the master suite, an enlarged open plan kitchen diner, a home office, various rooflights and an air source heat pump. Plans of the consented layout are included to follow.

As it stands today the property offers a wealth of charm and character throughout, with the ground floor comprising a sitting room, separate dining room, fitted kitchen and utility/shower room. Further benefits to the ground floor are a downstairs cloakroom and a 38ft triple aspect family room with patio doors leading to the garden. The first floor provides three bedrooms and family bathroom. Externally the property boasts a driveway providing off road parking that leads to the garage and to the rear is a great size south facing lawned garden.

Situated in a desirable West Side location centrally located to Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis. Also in the town centre is a mainline railway station with fast and frequent services into London King's Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access, Gosling Sports Park, Campus West for entertainment, theatre, cinema and library are all within walking distance. Templewood School is close by with a Ofsted rating of good.







## GROUND FLOOR

Entrance Hall

Living Room

13'9" x 13'11"

Garage

13'5" x 8'5"

Utility Room

7'6" x 8'5"

Kitchen

6'8" x 11'1"

Dining Room

9'11" x 10'6"

Family Room

38'5" x 12'2"

## FIRST FLOOR

Bedroom One

10'2" x 13'11"

Bedroom Two

9'11" x 10'9"

Bedroom Three

6'9" x 9'7"

Family Bathroom

## EXTERIOR

Rear Garden

Front Garden

Driveway

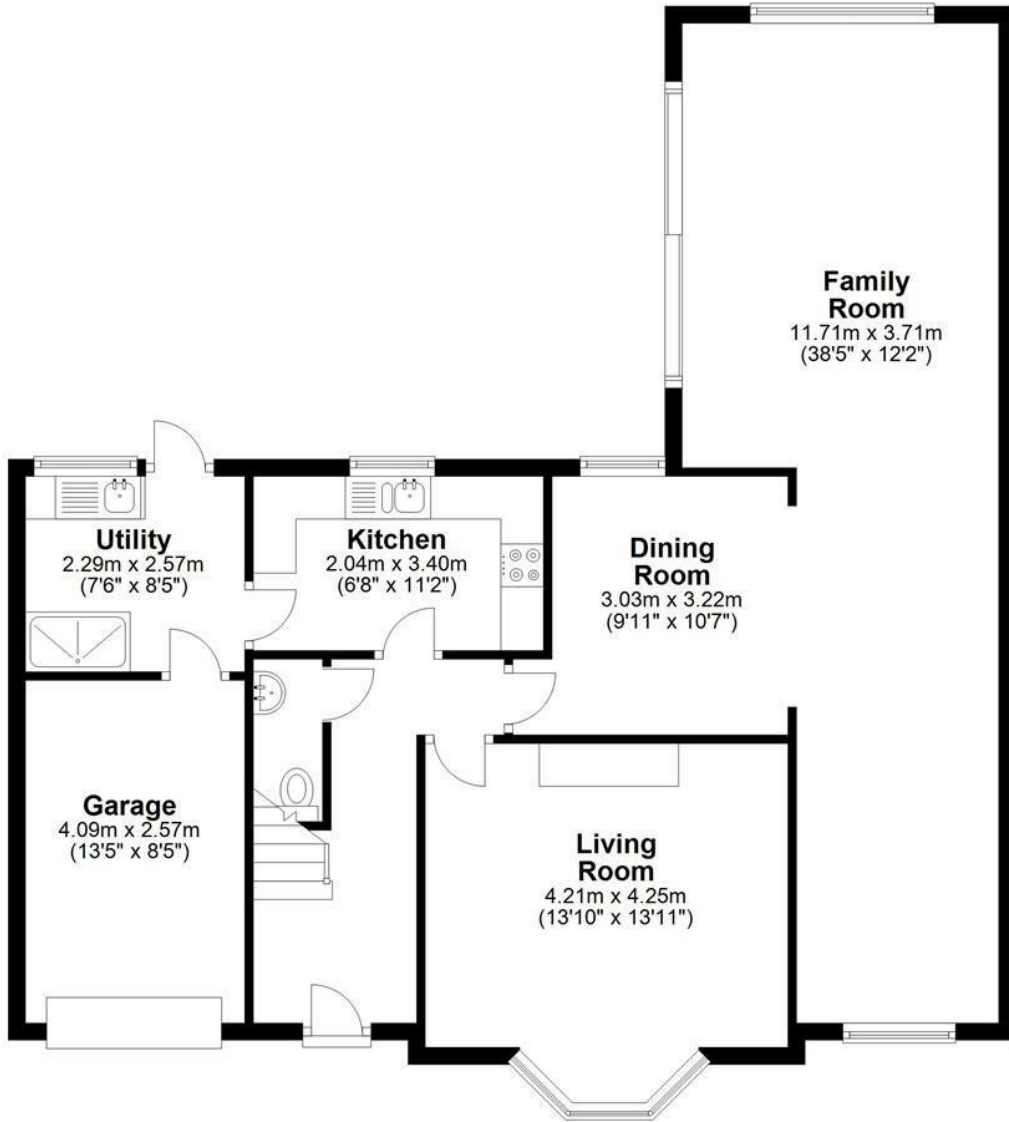






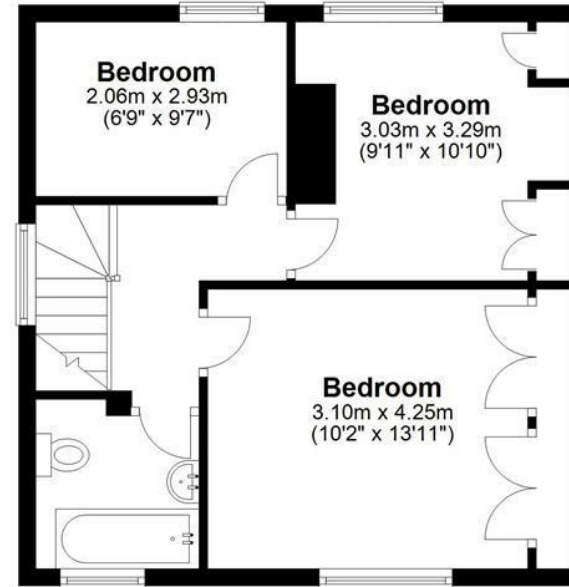
### Ground Floor

Approx. 94.4 sq. metres (1016.3 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



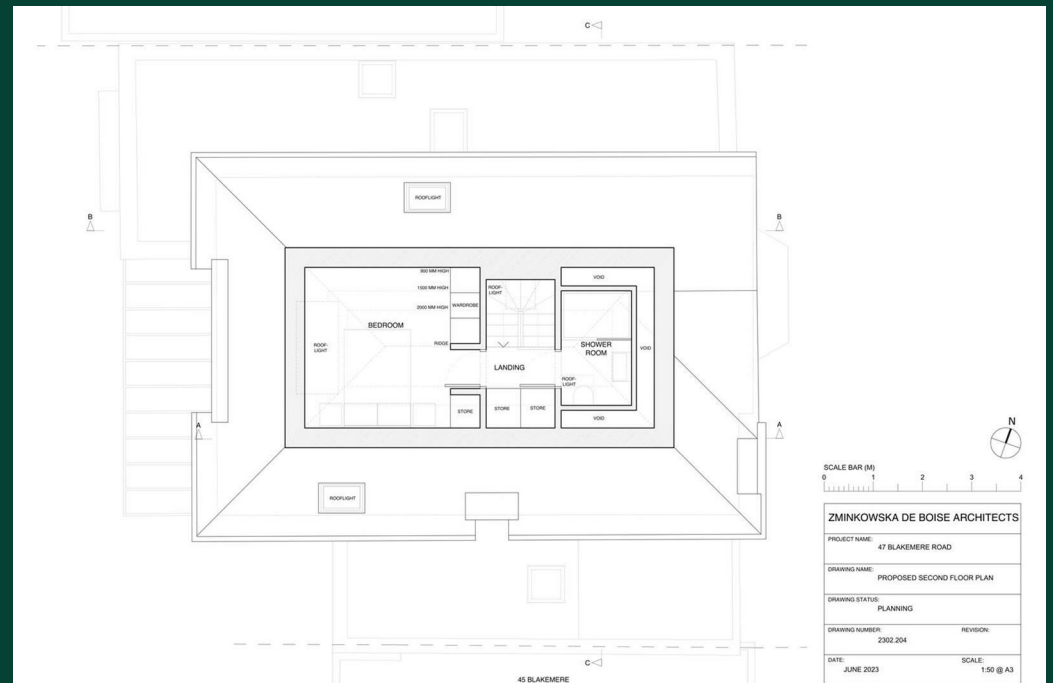
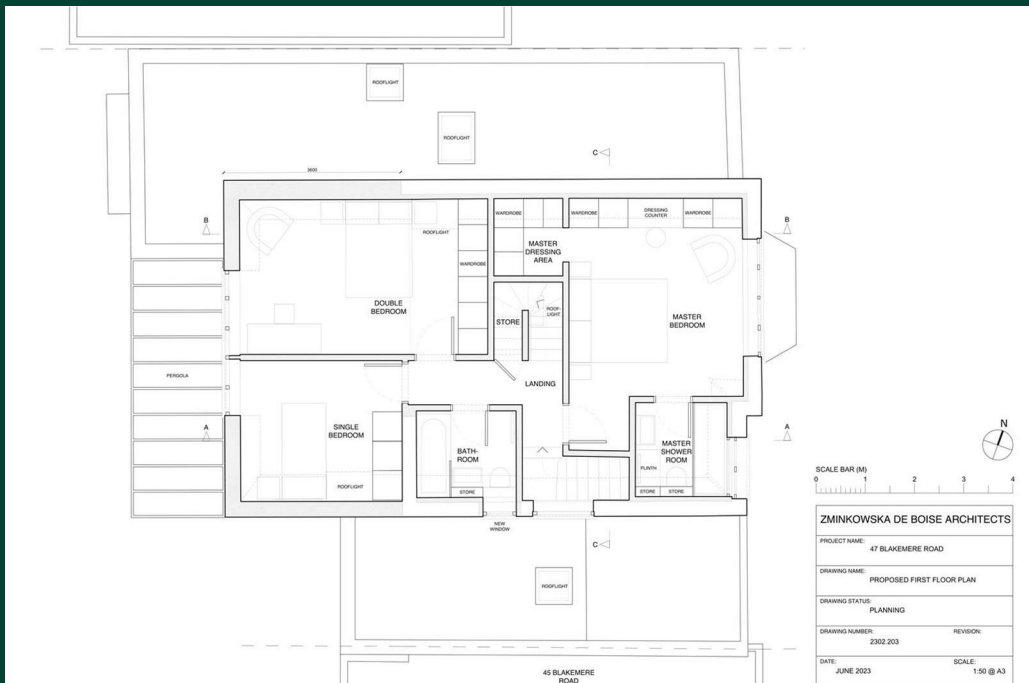
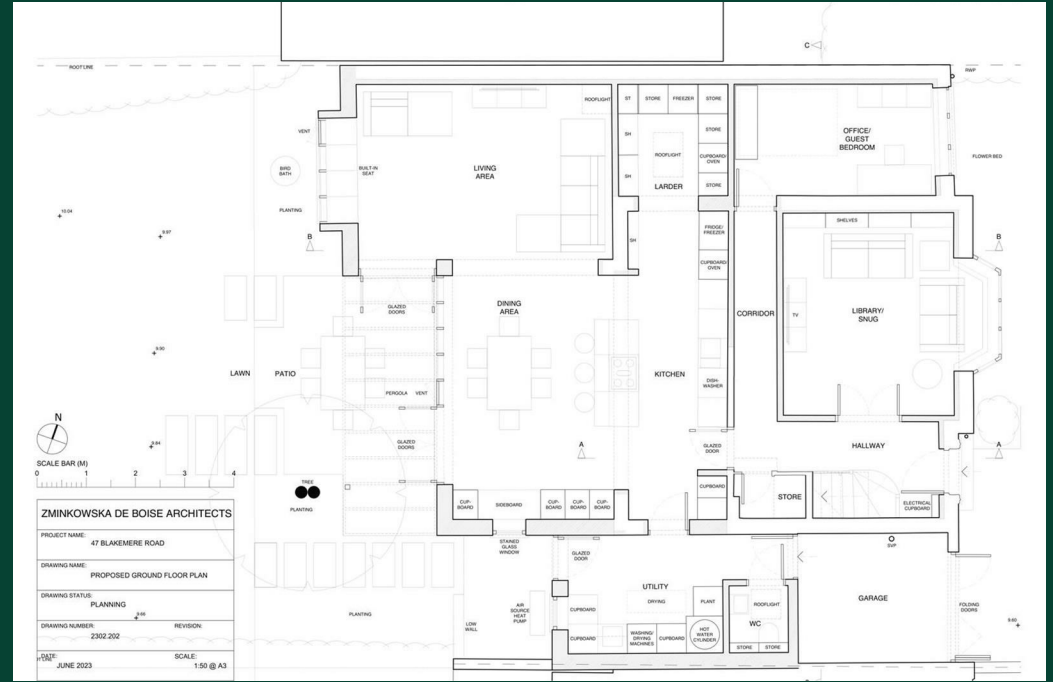
Total area: approx. 134.0 sq. metres (1442.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	











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