

LET AGREED



**Bryan Bishop**  
*and partners*

**Frythe Avenue**  
**Welwyn, AL6 9GF**







# Frythe Avenue

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### Summary:

Bryan Bishop and Partners are delighted to bring to the market this stylish and spacious five bedroom, three bathroom executive family home in the highly desirable Wilshere Park area of Welwyn. This elegant home, set over three generous floors, is in immaculate decorative order, has all the space any modern family might need, and is blessed with a perfect layout to enhance your lifestyle now and in the future.

### Accommodation:

The attractive front door, with glazed panels on either side, welcomes you into a light, bright hallway, nicely lit by a window to the side and with a great view through the house to the garden beyond. From the hallway, doors lead into the kitchen/dining room, a well placed guest cloakroom and the pretty living room.

The living room is a great size and shape, stretching to nearly nineteen feet in length and enjoys a lovely triple bay window to the front.

The kitchen/dining room is quite fabulous. This is a large room, cleverly designed and styled, which would easily cope with a large family. The full width infinity doors give uninterrupted views out into the garden whilst also flooding the room with natural daylight. The kitchen area is very well proportioned, endowing the space with substantial storage and worktops as well as incorporating all of the modern integrated appliances one would expect from a house of this quality. A useful central island will please the family members who love to cook, whilst the large breakfast bar, easily seating five, will undoubtedly please those who prefer to eat what is cooked! Elsewhere the room still provides ample floor space for a large dining table and casual seating. This terrific room ticks all the boxes needed to function perfectly as the hub of a busy home and links perfectly out into the garden, great for entertaining as well as casual family living. Supporting the kitchen admirably is a good sized utility/laundry room with its own separate access to the rear garden and the integral garage.

Up on the first floor are four bedrooms, all of them a good size, and the family bathroom. One of the bedrooms has a super en suite shower room. The front bedroom has two sets of glazed doors opening out onto a full width balcony. This wonderful room is used by the current owners as a second living room, and really exhibits the myriad opportunities presented by this tremendously flexible property for configuring the living space to best suit your requirements. The first floor could easily adapt to provide a spacious home office if working from home is an option.







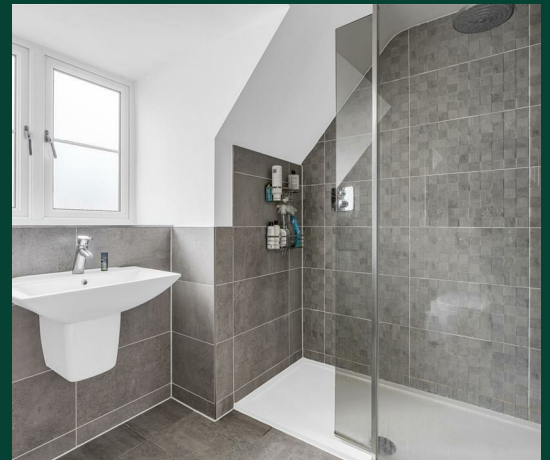
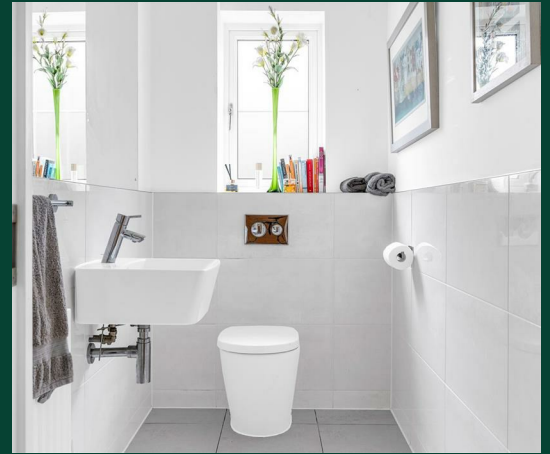














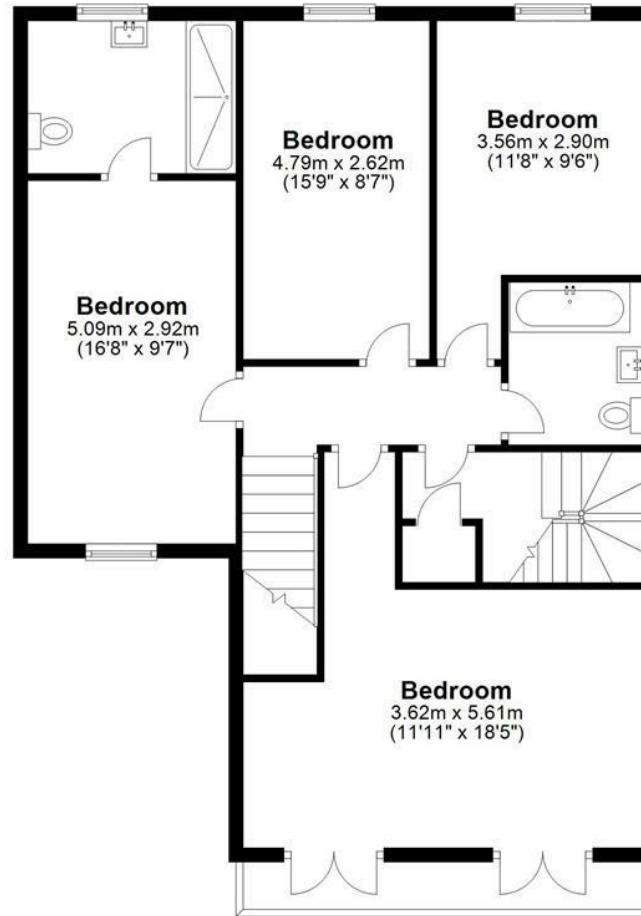
**Ground Floor**

Approx. 96.2 sq. metres (1035.0 sq. feet)



**First Floor**

Approx. 87.7 sq. metres (943.9 sq. feet)



**Second Floor**

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 223.6 sq. metres (2407.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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