



Bryan Bishop
and partners

London Road
Welwyn, AL6 9HX



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely family home in the always popular village of Welwyn. With three bedrooms and two bathrooms cleverly spaced across three floors plus a quality garage with private parking, and in immaculate decorative order throughout, here is a deceptively spacious, practical and appealing family home ready for you to just move in and enjoy.

Accommodation:

The clean, modern exterior is replicated inside, where the light and bright hallway welcomes you into the property with a view through the living room and out into the garden. The hallway also leads into the kitchen and boasts a really convenient guest cloakroom. The kitchen is a good size and easily absorbs a good range of wall and floor mounted cupboards as well as all of the usual integrated appliances a modern family needs. There is also plenty of space for a family dining table, and the room is nicely lit by a window to the front of the house. The living room is a good size and shape, giving plenty of options as to how you wish to furnish it, and is bathed in natural light from the large windows and glazed double doors opening out onto the garden.

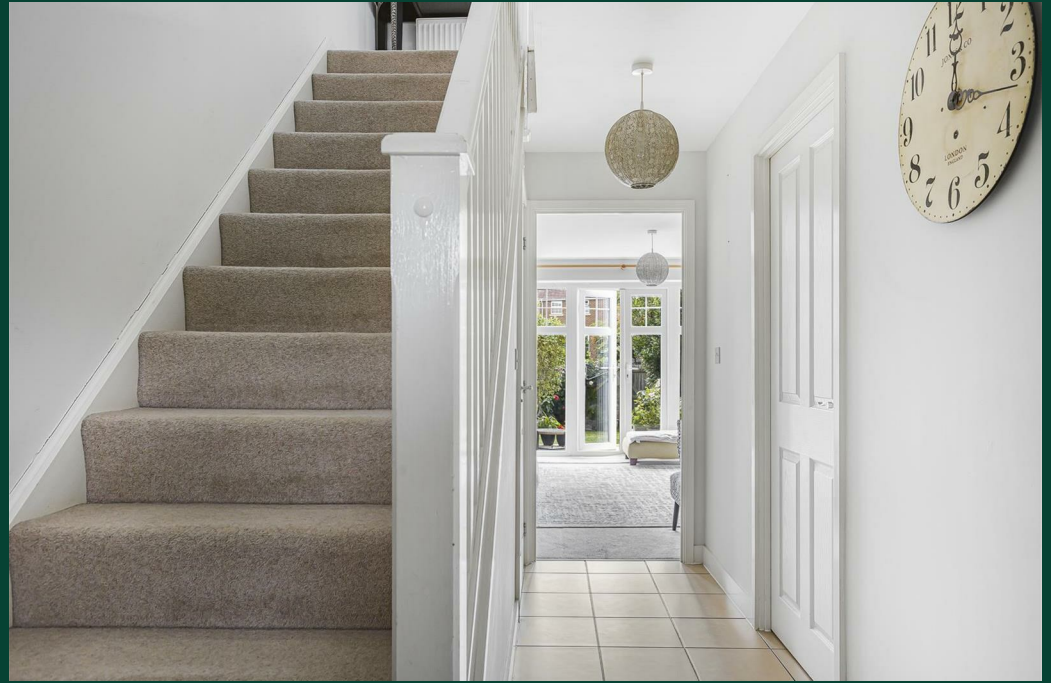
Upstairs on the first floor, located around a pretty, well lit, galleried landing are two of the bedrooms, with the largest of the two featuring full width fitted wardrobes, and the family bathroom. Up on the second floor is a fabulous bedroom suite, with a large bedroom and a super en suite shower room. The upper floor would be perfect as a private space for a teenager or young adult still living at home - or alternatively a great hideaway for parents to escape to!!

Outside there is a lovely garden with a good sized patio area and lawn, along with some mature shrubs, bushes and flower beds. The garden has separate access to the rear, which is really useful to avoid going through the house. There is on street parking available, but a fantastic extra feature is the brick built garage en bloc with its own private parking space adjacent to it.

Location:

Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.







GROUND FLOOR

Entrance Hall

Kitchen

16'9" x 7'10"

Living Room

13'11" x 12'10"

FIRST FLOOR

Bedroom Two

12'9" x 12'3"

Bedroom Three

11'3" x 6'6"

Family Bathroom

SECOND FLOOR

17'2" x 9'2"

Bedroom One

17'2" x 9'2"

Family Bathroom

OUTBUILDINGS

Garage

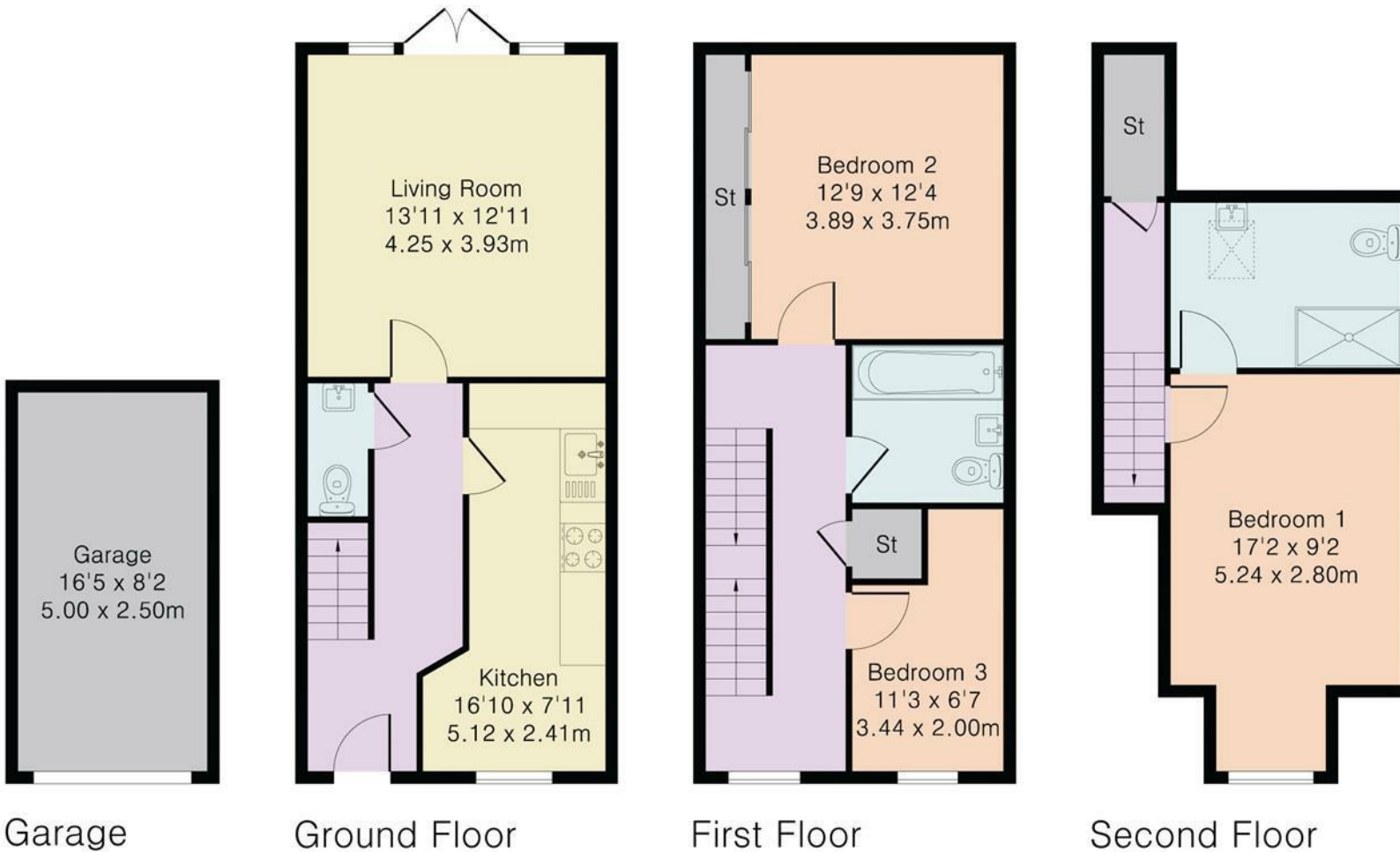
16'4" x 8'2"







Approximate Gross Internal Area 1216 sq ft – 113 sq m
 Ground Floor Area 400 sq ft – 37 sq m
 First Floor Area 400 sq ft – 37 sq m
 Second Floor Area 281 sq ft – 26 sq m
 Garage Area 135 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









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