

**Bryan Bishop**  
*and partners*



**Harmer Green Lane**  
**Welwyn, AL6 0AS**



# Harmer Green Lane

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## Summary

An impressive five bedroom family home, recently refurbished and remodelled to an exacting standard by the current owners. Set back off a large and private plot with spacious front and rear gardens. Situated on arguably the most prestigious road in AL6 with properties typically averaging between £2 and £6 million pounds. Located just a short walk to a shop, cafe, pubs and Welwyn North Train line which has links into London's Kings Cross.

## Accommodation

Approached by a large driveway with parking for several cars. Enter the property via an entrance porch with space for coats and boots, leading through to a good sized main hallway with cloakroom off. A set of double doors leads through to the kitchen/dining room which has a range of base and eye level units, integrated and freestanding appliances as well as a breakfast bar. There are two large rear aspect windows, as well as bi-fold doors overlooking the landscaped gardens and which allow an abundance of natural light to flood into this space. The kitchen is served by a generous utility with storage units and rear door. The dining area is open to a living room which has a front aspect, full width, bay window and fireplace. Off the living room is a family room, perfect for playroom, teenage sitting room or ground floor bedroom. To the other side of the ground floor is a study and front to back dual aspect reception room which was formerly the principal living room and is currently being used as a home gym.

Leading up the staircase via a front aspect window overlooking the front garden and driveway is the first floor landing. There are five double bedrooms, two of which are served by en-suite bathrooms and fitted wardrobes. The remaining three share a family bathroom.

## Exterior

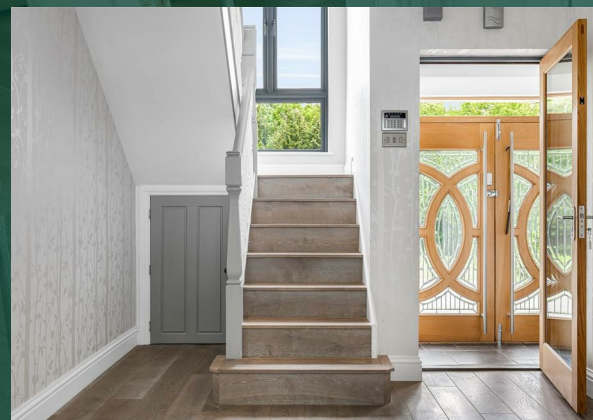
The rear garden has been professionally designed and landscaped with a huge London Stone porcelain patio area with wide steps, with granite laid levels, perfect for entertaining and relaxing. Wide steps have been incorporated into the middle of the plot and take users via raised planters up to a secondary patio and large lawned area. The property is bordered by mature trees and privacy hedging as well as a large and secure garden fence, leading to woods and open countryside. To the front of the property is a large block paved driveway and spacious front garden, mostly laid to lawn with trees and privacy hedging. There is also a newly remodelled detached double garage with electric roller door, power and lighting.

## Location

Harmer Green is a much sought-after hamlet, lying approximately 2 miles to the East of Welwyn village and 2 miles to the north of Welwyn Garden City. The area is ideal for those wishing to commute as Welwyn North Station, which lies within a few minutes' walk of the property, offers a fast and frequent service into Kings Cross, taking from 18 minutes. Junction 6 of the A1(M) is within 1.5 miles. Easy access to Heathmount, Sherrardswood, Haileybury, Queenswood School, St Albans School and St Albans High School.







## GROUND FLOOR

- Entrance Porch
- Hallway
- Kitchen
- Dining Room
- Utility Room
- Living Room
- Family Room
- Office
- Gym/Sitting Room

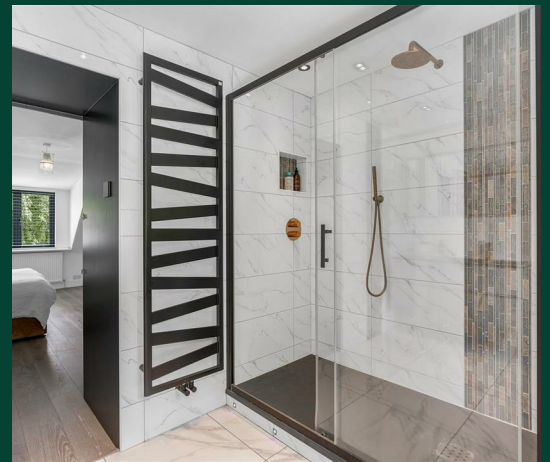
## FIRST FLOOR

- Landing
- Master Bedroom
- En-suite
- Bedroom Two
- En-suite
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family Bathroom

## EXTERIOR

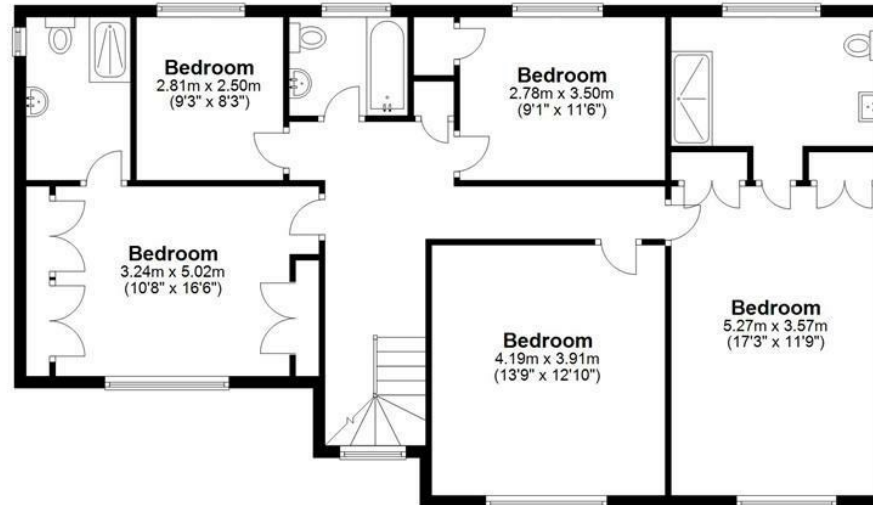
- Private Rear Garden
- Front Garden
- Detached Double Garage
- Driveway





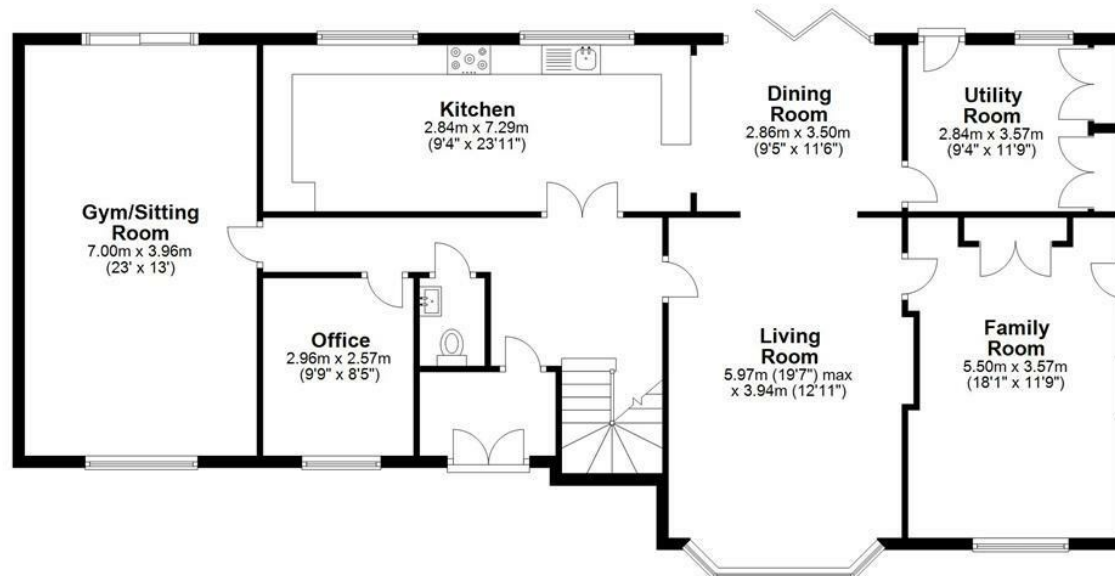
**First Floor**

Approx. 106.1 sq. metres (1141.9 sq. feet)



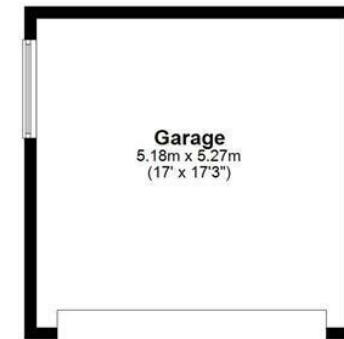
**Ground Floor**

Approx. 142.0 sq. metres (1528.4 sq. feet)



**Outbuilding**

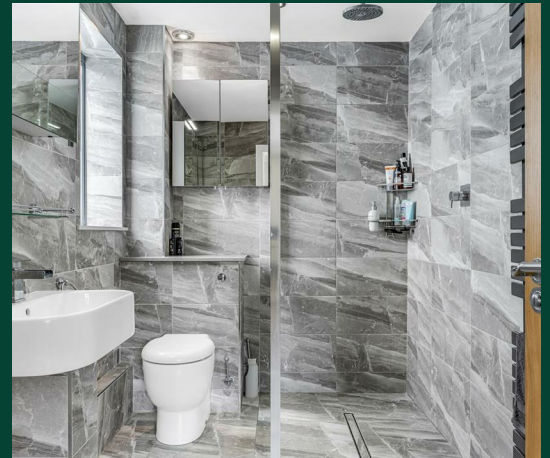
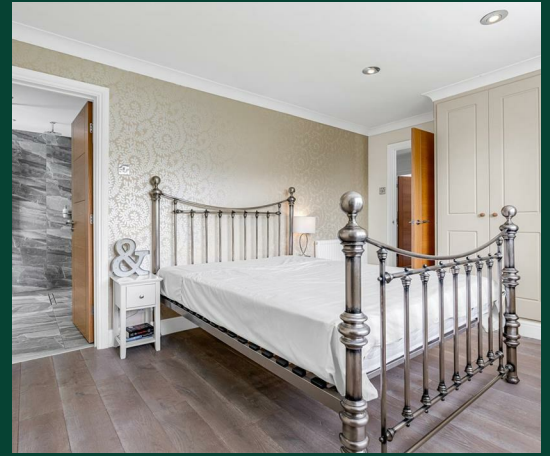
Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 275.4 sq. metres (2964.1 sq. feet)











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