



**Bryan Bishop**  
*and partners*

**Kimpton Road**  
**Welwyn, AL6 9NN**



# Kimpton Road

Welwyn, AL6 9NN

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this delightful four bedroom, two bathroom detached family home. A spacious and well proportioned property that enjoys a countryside setting with a lovely open aspect overlooking farmland but still within easy reach of the bustling and ever popular village of Welwyn. Planning permission has been approved for an extension and remodel. Plans are available on request.

## Accommodation:

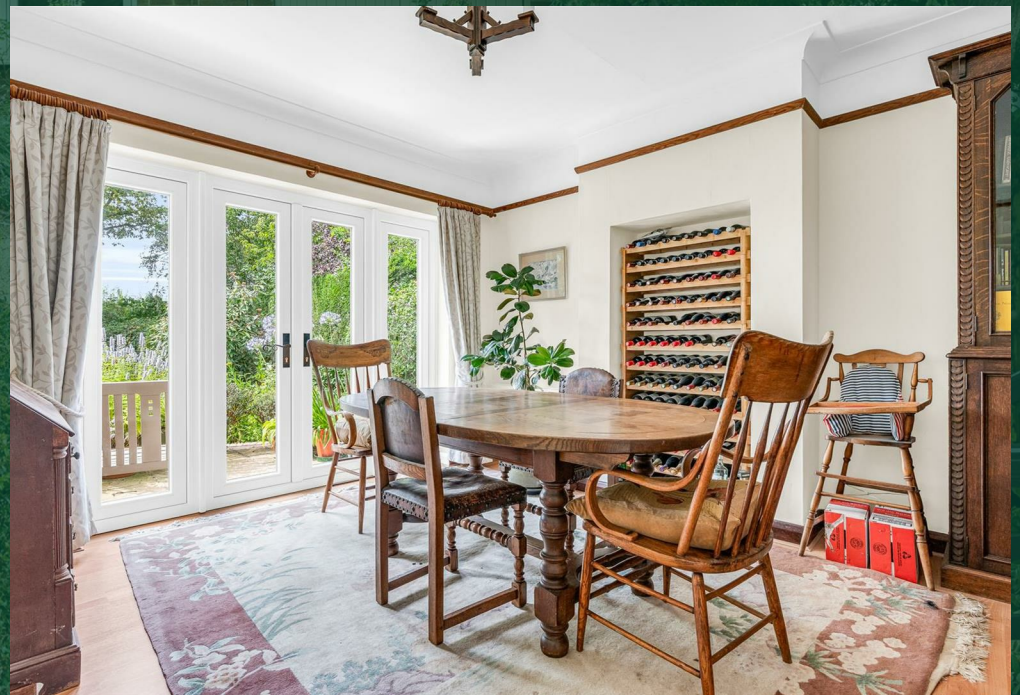
The light and airy entrance hall is at the centre of the house and has doors leading to all of the ground floor rooms, a traditional wood panelled staircase and the conveniently placed guest cloakroom. The dining room is a good size and shape and is wonderfully lit by full width and height windows to the front, featuring glazed double doors opening onto the patio. The living room has a super wood burning stove, and is again bathed in natural light from the large window to the front. The office/family room is a good size, extending to nearly nineteen feet in length, and is certainly big enough for a substantial work from home space as well as other seating. This room flows nicely in to the conservatory through glazed double doors which gives it plenty of flexibility to configure and furnish it the way that suits you and your family best. The conservatory is a lovely addition to the house and really usable all year round. It is fully glazed and opens onto a super courtyard patio to the side. Completing the ground floor is a good sized kitchen with a lovely picture window looking out onto the rear garden. The kitchen is well specified with a comprehensive range of integrated appliances and has abundant storage through wall and floor mounted cabinets, whilst still leaving plenty of space for a casual dining table. The layout of the ground floor really gives huge flexibility as to how the rooms are used, both now and as your needs develop and change in the future. This is a really adaptable home. Upstairs there are four bedrooms, three of which are good sized doubles, and a family bathroom. The master bedroom boasts fitted wardrobes and a lovely en suite shower room.

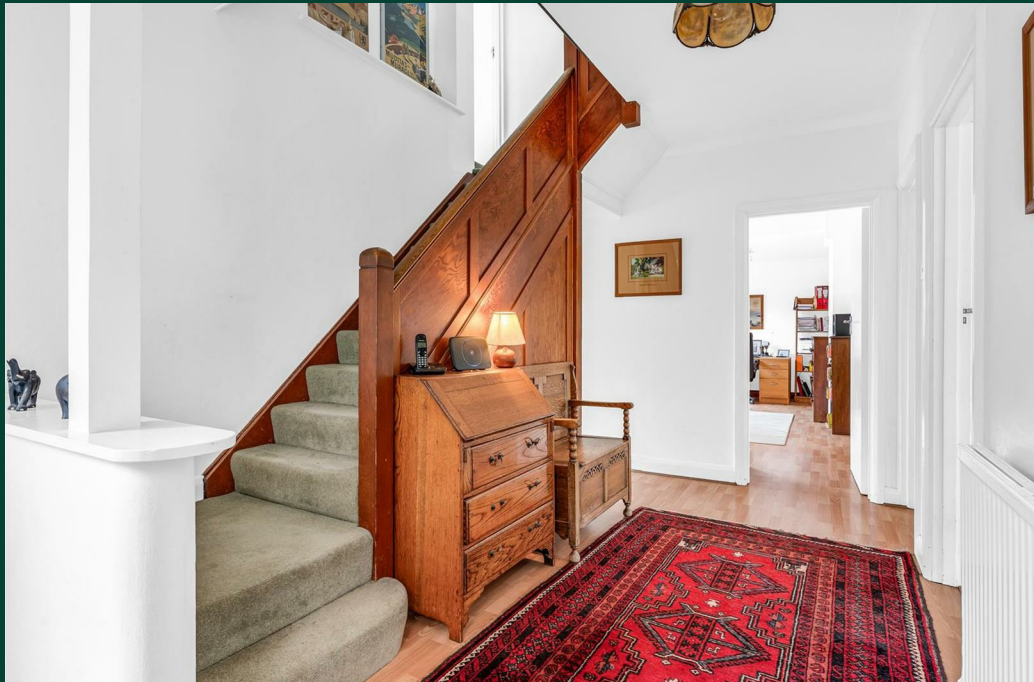
## Exterior:

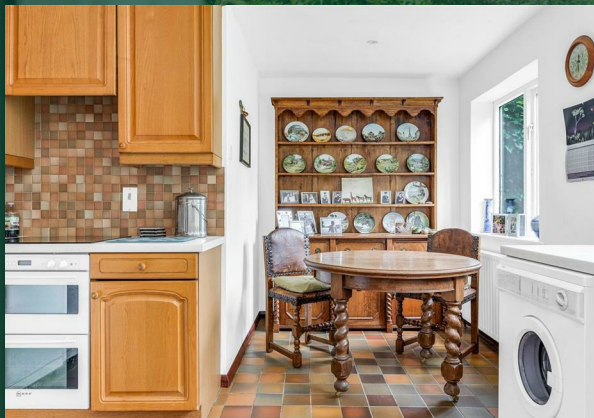
The pretty frontage boasts a gated driveway, with parking for multiple cars, leading to the integral garage. The front garden is nicely planted with hedges, shrubs and attractive flower beds, as well as a good sized lawn. A convenient side gate gives independent access to the rear garden, which again features a nice lawn as well as a varied range of mature shrubs and specimen trees as well as lovely flower beds. A perfect, fully enclosed and secure garden for children and pets.

## 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.







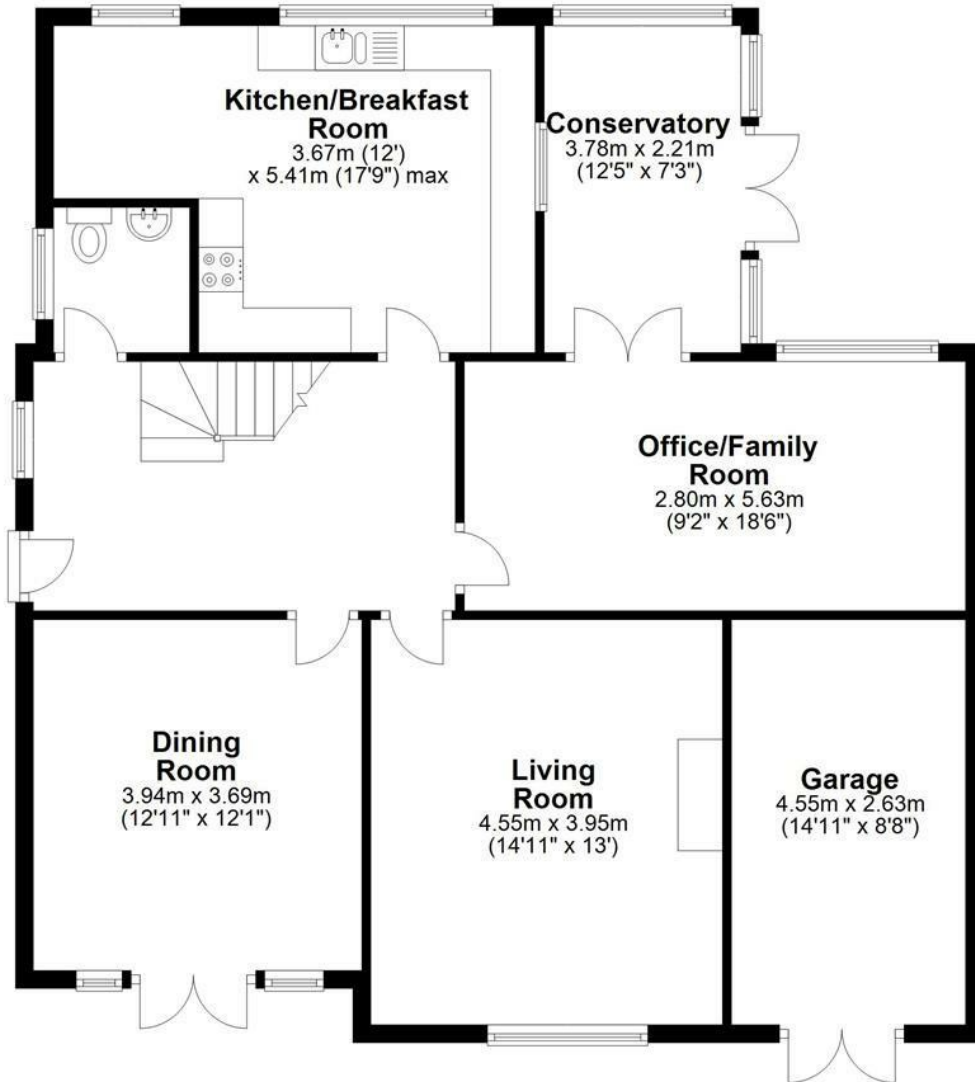
- Entrance Hallway
- Kitchen/Breakfast Room
- Dining Room
- Living Room
- Office/Family Room
- Garage
- Cloakroom
- FIRST FLOOR**
- Landing
- Main Bedroom
- En-suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- EXTERIOR**
- Rear Garden
- Front Garden
- Gated Driveway





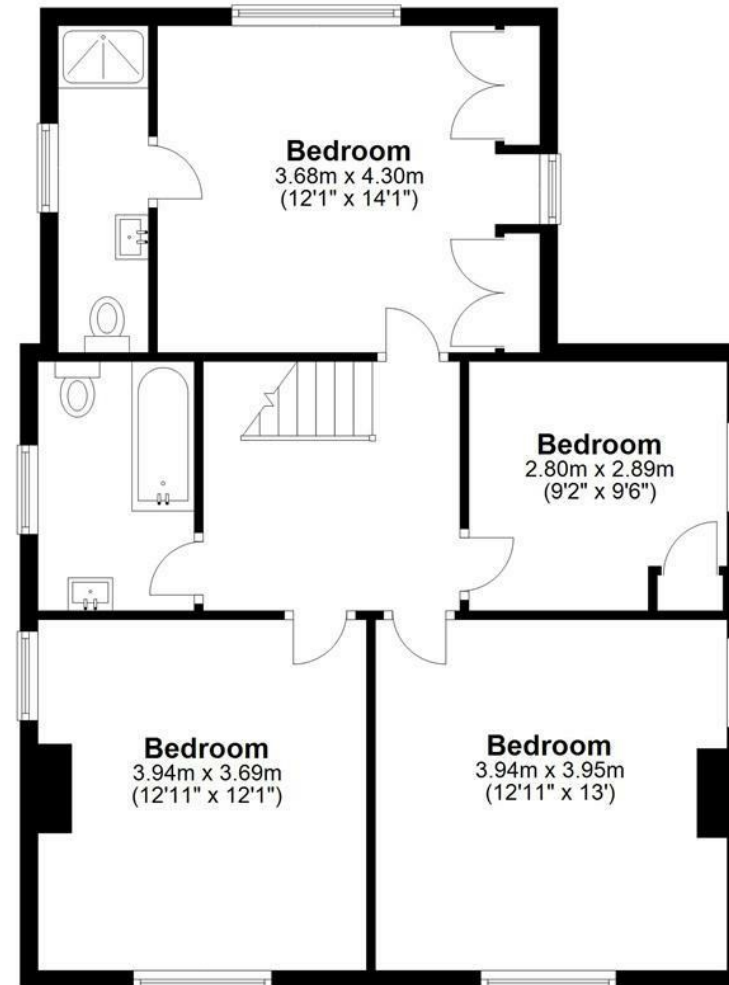
### Ground Floor

Approx. 105.0 sq. metres (1130.6 sq. feet)



### First Floor

Approx. 73.1 sq. metres (786.6 sq. feet)

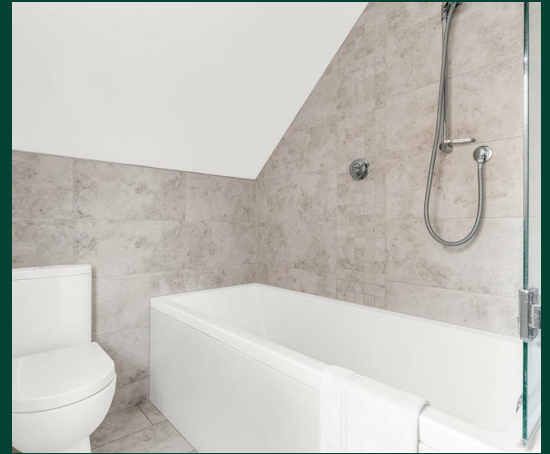


Total area: approx. 178.1 sq. metres (1917.2 sq. feet)

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>		
(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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