



Bryan Bishop
and partners

Woodland Rise
Welwyn Garden City, AL8 7LJ

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Summary

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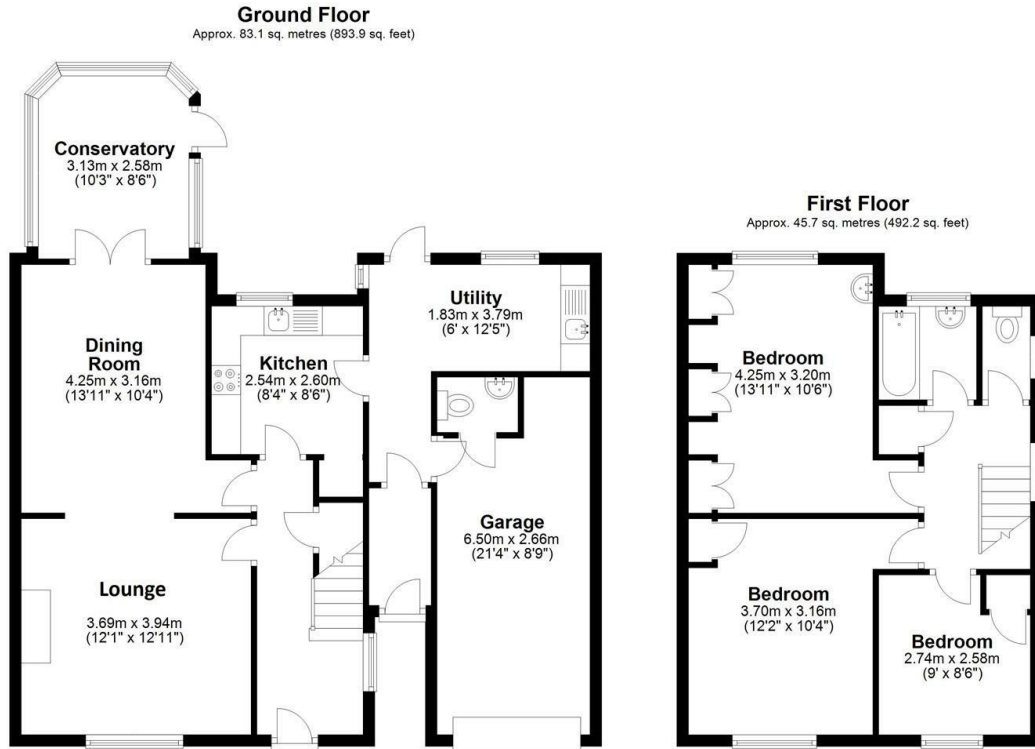
Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom semi detached house in the much sought after North West area of Welwyn Garden City. Situated in a quiet residential West Side location yet within just a few minutes of the bustling town centre this is a perfect family home offering a large garden, a downstairs cloakroom and an extra long garage. This property exhibits incredible potential to extend in multiple directions, subject to acquiring the necessary planning consent, and so is perfectly able to grow with you as your family's needs develop.

Accommodation:

The pretty, part-glazed front door opens onto a nice hallway, well lit by the attractive window to the side. From the hall there are doors to the living room, dining room and kitchen as well as useful storage under the stairs. The living room is a good size and a useful square shape, allowing real flexibility of furniture placement. The living room opens directly onto the dining room, giving a nice flow around the ground floor and enhancing the usability of the rooms. The dining room, another good sized room, opens through glazed double doors onto the super conservatory. The kitchen has a good range of base and wall storage units along with plenty of space for the usual appliances, and is greatly enhanced by the large utility room adjacent to it. The extra long garage, being over twenty one feet in length, has direct access from the house and there is also a convenient downstairs cloakroom. To the side of the front door there is a really useful second door which leads through a hallway directly into the utility room and the garden beyond.

Upstairs, the galleried landing has an abundance of natural light coming from the large side windows and leads onto three bedrooms and a family bathroom. A great feature is the separate WC, which will really help to reduce the pressure on the bathroom at busy family times. Two of the bedrooms have fitted cupboards.

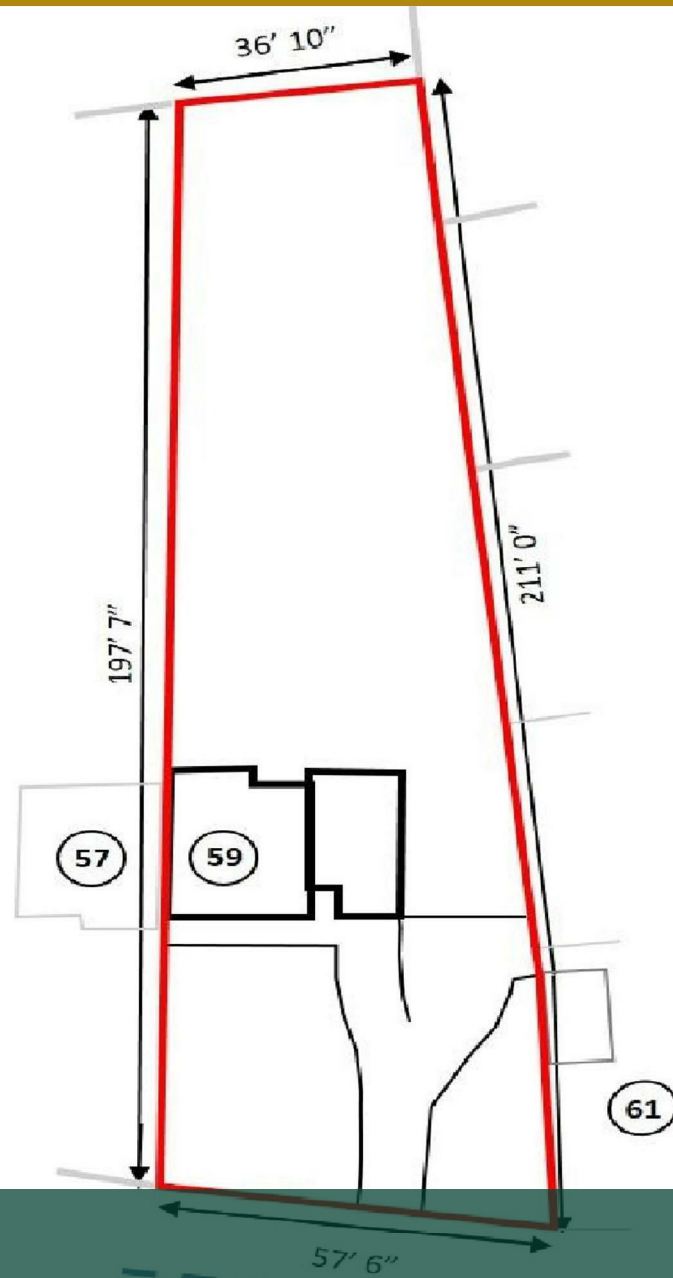




Total area: approx. 128.8 sq. metres (1386.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC





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