



Bryan Bishop
and partners

Glebe Road
Welwyn, AL6 9PB

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Summary

WITH PLANNING APPROVED (Welwyn Hatfield) Ref: 6/2024/0423/HOUSE - Erection of a single storey front extension and part single part two storey rear extension following demolition of existing conservatory.

Bryan Bishop and Partners are delighted to bring to market this well maintained and generously proportioned three bedroom family home in the heart of Welwyn. With amazing scope and potential for improvement this property is a must see for anyone looking for their next home in the village.

The property benefits from driveway parking for three to four cars, a real luxury in Welwyn.

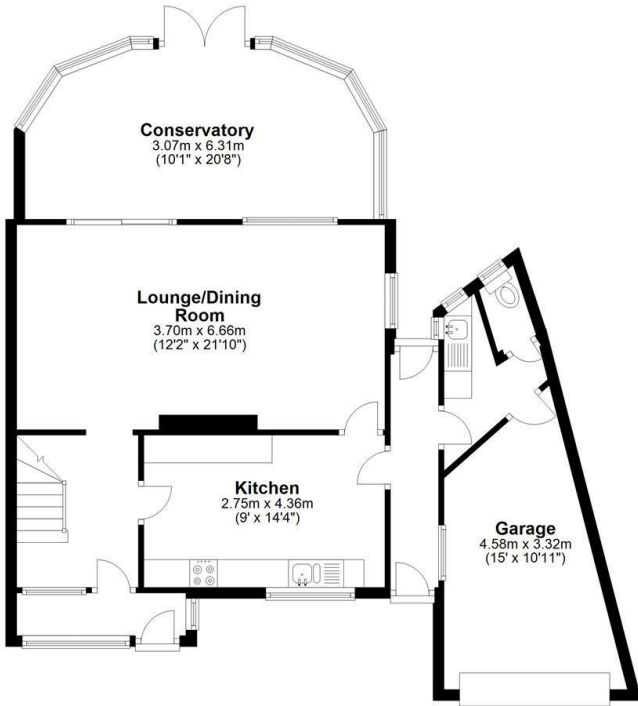
The ground floor comprises a spacious entrance hall, W/C, large kitchen with modern appliances, a very spacious living room with a view and access out into the garden. There is a further reception room on the ground floor which serves well as a dining room or home office.

The first floor is made up of a spacious landing that leads into two large double bedrooms, and a further single bedroom. There is also a well appointed family bathroom.



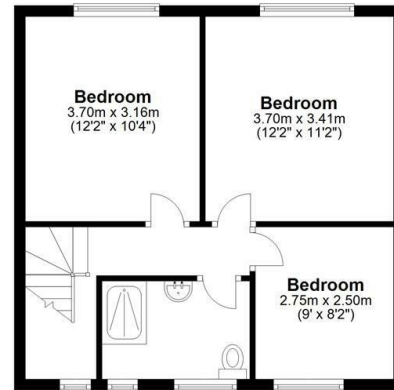
Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 129.7 sq. metres (1396.6 sq. feet)

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





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