



**Bryan Bishop**  
*and partners*

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







# Harmer Green Lane

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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this charming four bedroom family home in the most fabulous location, just a few minutes walk from Welwyn North station. Set in 3/4 of an acre of grounds, this property represents an incredible opportunity for the right buyer. There are a huge number of development scenarios that come to mind with a plot of this size and shape in this absolutely prime location. Of course, the house as it stands is a practical and lovely family home, which would easily and readily accept some upgrading to bring it swiftly up to the finest modern standards, but it displays some obvious extension routes that would transform the living space, subject to planning consent.

## Accommodation:

The part glazed front door, nicely set inside a covered porch, welcomes you into a lobby which then opens out into the main spacious hallway. From here, doors lead through into the large living room, kitchen, family room and the conveniently placed guest cloakroom.

The living room is fabulous. Bathed in natural light from the large picture windows that overlook the substantial garden that wraps completely around the house on that side. This is a room of perfect size and proportion, being over twenty feet in length and sixteen feet wide, and offers real scope for how you wish to use and furnish it.

Adjoining the back of the living room is the super dining room. Perfectly located between the living room and the kitchen and directly accessible from both rooms, with glazed double doors opening onto the rear garden, this is a really usable space, cleverly positioned.

To the rear of the house is the clean, smart kitchen. With doors from the dining room and hallway, and direct access from here into the rear garden, the kitchen helps the free flowing layout of the property. This light, bright and welcoming room is nicely fitted with plenty of storage and worktop space by way of ample floor and wall mounted cupboards. Off the kitchen is a boiler room and a large utility/laundry room.











Completing the ground floor is a large family room with a huge picture window to the front. Again, offering a multitude of potential uses, at over eighteen feet in length this room would prove extremely capable as a games room, TV room, reading room/library, gym, craft workshop or a comprehensive work from home facility readily accommodating multiple workstations.

Upstairs the well lit and spacious hallway leads to each of the four bedrooms and the family bathroom. Three of the bedrooms boast fitted cupboards and the other has a private walk in dressing room, currently in use as a really practical home office.

#### Exterior:

The house enjoys wonderful privacy, with the whole perimeter screened by mature hedging. A long driveway opens out into a parking area across the front of the house, as well as giving access to the double garage. To the rear of the garage is a large full width workshop area with double doors into the rear garden. The rear of the house opens onto the patio from the dining room and kitchen, giving an easy flow for inside/outside connectivity. The majority of the grounds are simply laid to lawn, with some wonderful specimen trees punctuating the space. Despite the substantial garden area to the front, the house is positioned perfectly in the front third of the 3/4 acre rectangular plot, giving easy access to the rear space for development of additional properties, whilst also allowing plenty of free area around the existing house to expand the upper floor as well as the original footprint. This property, located where it is and surrounded by other substantial properties that have themselves been expanded and where additional infill homes have been built, represents one of the finest opportunities for development we have seen for a very long time.



#### Location:

The property is located on a quiet residential lane in the ever popular village of Digswell. Welwyn North Station is within a five minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stanstead Airports are within 30 to 40 minutes drive.

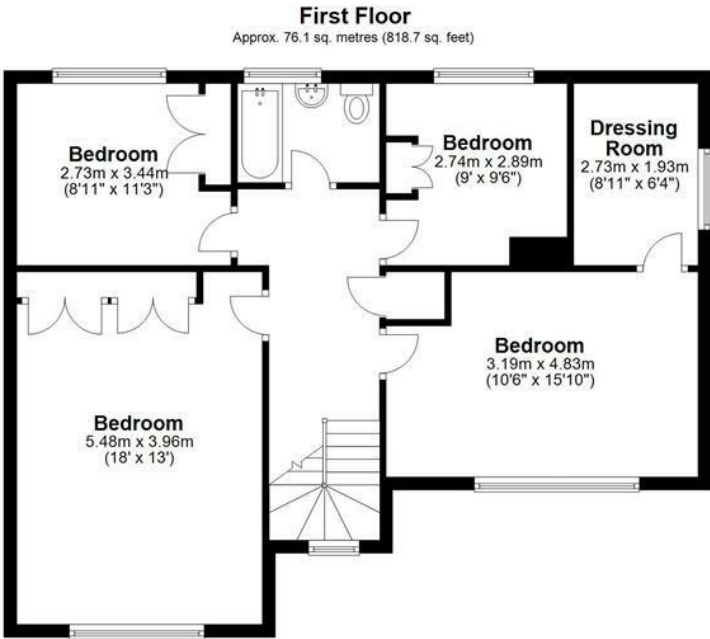
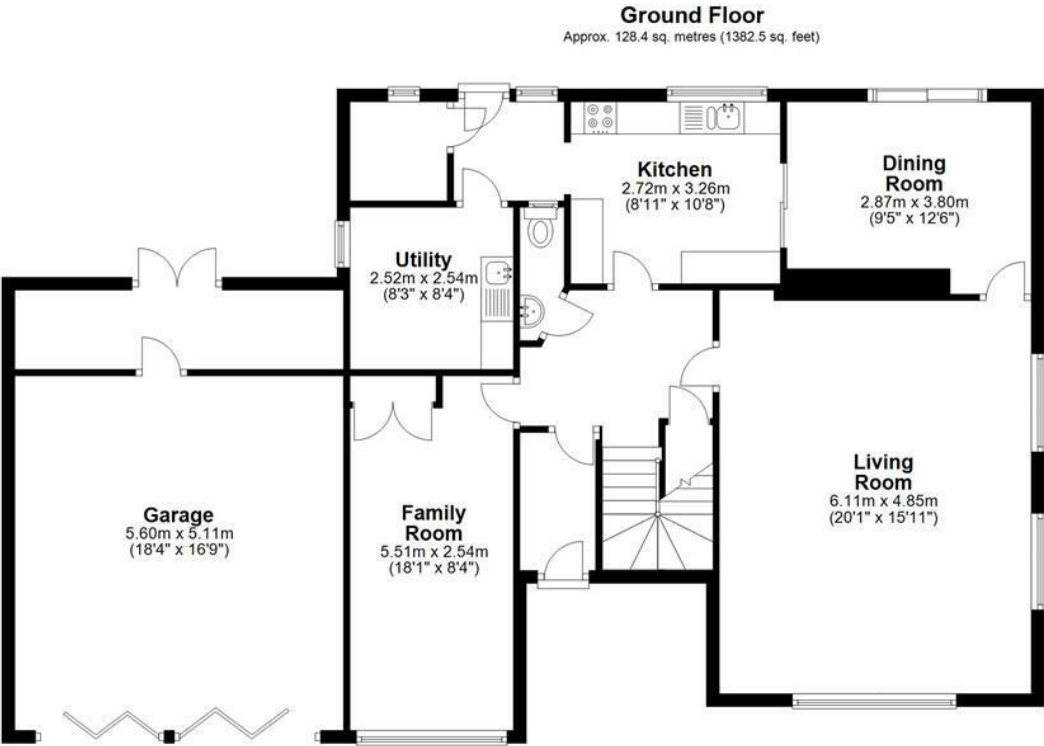












Total area: approx. 204.5 sq. metres (2201.2 sq. feet)

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		
England & Wales		
EU Directive 2002/91/EC		















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