



**Bryan Bishop**  
*and partners*

**Mardley Avenue**  
**Welwyn, AL6 0UD**



# Mardley Avenue

## Welwyn, AL6 0UD

### Summary

#### Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely modern four bedroom, three bathroom detached bungalow placed in the ever popular Oaklands area of Welwyn. Enjoying a large corner plot that is completely unoverlooked, this fabulous family home is in immaculate decorative order, benefits from a large raised patio that is just perfect for entertaining, and is chain free, ready for a smooth exchange and completion.

#### Accommodation:

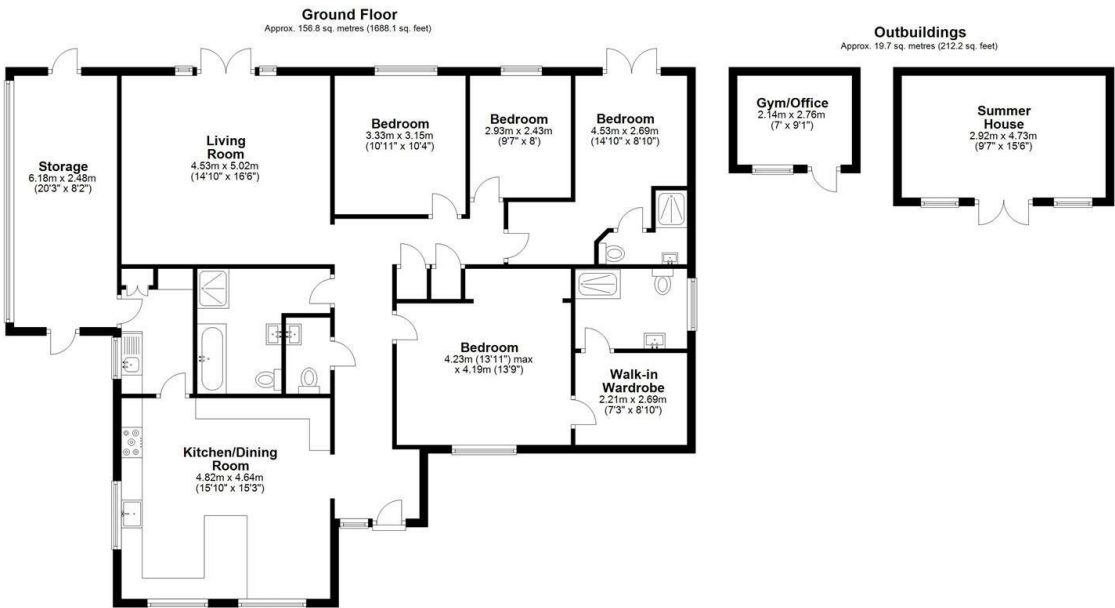
The attractive part glazed front door opens into a light, bright hallway running through the house. An intelligent layout places the private bedroom area of the house to the right hand side, keeping all communal living areas to the left.

Accessed directly through an opening from the hall is the superb kitchen/dining room. Nicely lit by multiple windows to two aspects, this is a large square room that easily swallows a comprehensive range of fitted cupboards, extensive worktops comfortably incorporating a good sized breakfast bar, and the usual array of integrated appliances one would expect in a house of this size. Additional plentiful open floor space enables great flexibility as to use, but readily accommodates a large dining table and enormous american style double fridge/freezer. A large and practical utility/laundry room is perfectly placed adjacent to the kitchen which also offers a door out to the greenhouse/storage area attached to the side of the house.

The hallway extends back through the house with doors off to the four bedrooms, the super family bathroom and the conveniently placed guest cloakroom, opening directly on the left into the lovely living room.







Total area: approx. 176.5 sq. metres (1900.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		







**Bryan Bishop**  
*and partners*

6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

