



Bryan Bishop
and partners

Meldrum Court
Welwyn, AL6 9FZ

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Summary

Constructed by Linden Homes in 2017 within the esteemed and historical Wilshere Park, this home exudes a cozy charm within a serene and picturesque community. Offering three spacious bedrooms and two well-appointed bathrooms, this property features a generously sized lounge area with French doors opening up to the rear garden. The impressive dine-in kitchen, finished to a high standard, is ideal for hosting family gatherings and social events. The enclosed tiered garden provides open views to the rear, overlooking a peaceful woodland reserve. Situated among only six residences within a secluded community accessed via a private driveway, this home is ideal for families seeking a tranquil environment. Additionally, a new bus stop within Wilshere Park enhances community connectivity. With an energy rating of B and a 10-year NHBC warranty starting from 2017, this residence also benefits from excellent road and rail links. The convenient access to the A1(M) facilitates travel between London and Edinburgh, while commuters can easily reach Hertford, Essex (via the A414), and Cambridgeshire via the nearby Hertford Road. To truly grasp the exceptional features and lifestyle offered by Wilshere Park, a viewing of this property is highly recommended.

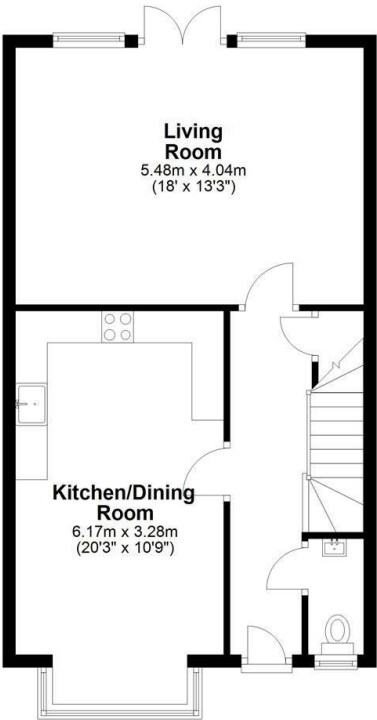
THE HISTORY

Located by the beautiful and picturesque village of Welwyn, Wilshere Park is surrounded by greenbelt land and woodland. Wilshere Park has been built on an area of rich history it is named after the Wilshere family, who owned The Frythe estate and the surrounding land since 1523. The family had a large nfluence on Welwyn and the local area with positive historical connotations. The Frythe name has derived from the Old English word meaning wooded country. The records of The Frythe date back to 1260, used as a home for the Wilshere family and a hotel until it became a War Office in World War II.



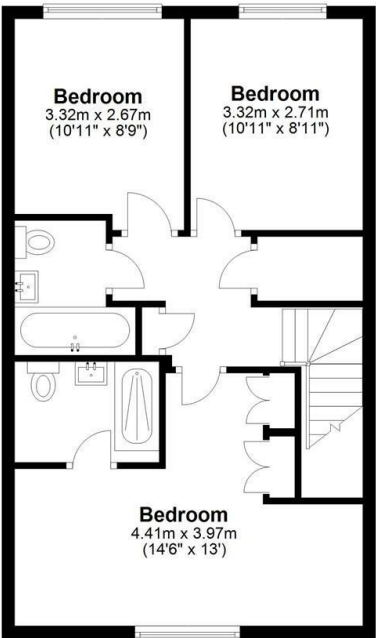
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 104.9 sq. metres (1128.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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