



Bryan Bishop
and partners

Bridge Road
Welwyn Garden City, AL8 6UR



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely, traditional three bedroom family home in the centre of Welwyn Garden City. Benefiting from a downstairs wc, a driveway providing off street parking for two cars and a long back garden, this attractive and conveniently situated property is ready for you to move in and make it yours.

Accommodation:

The main doorway is located on the side of the house, thereby maximising room size inside, and opens onto a good sized hallway, well lit by a window in the stairwell. As well as useful under stairs storage the hallway leads to the dining room and up two steps to the conveniently placed guest cloakroom.

Accessed from the dining room, the living room occupies the front part of the house. This is a large room, being nearly seventeen feet wide, and is blessed with an abundance of natural light from the three windows, each to a different aspect. A lovely exposed brick fireplace provides an attractive focal point as well as glorious warmth through those long winter evenings.

The dining room links the living room perfectly with the kitchen and is comfortably large enough for a large dining suite, as well as, other occasional furniture. An unusual and wonderful feature of this room is the glazed double doors that open directly onto the rear garden, flooding the room with natural light, as well as, giving a terrific free flow into the garden as a family or when entertaining guests.

To the rear of the house, a lovely kitchen also opens directly onto the rear patio. Well lit by windows to the side and the rear, this room has a clever ergonomic layout, enabling easy access to the abundant worktop areas, as well as, the plentiful storage provided by the wall and floor mounted cupboards. A comprehensive range of integrated appliances complete this light, bright, modern room.





Upstairs the hallway, nicely lit by a window to the side, opens onto the three bedrooms and the family bathroom, which has a bath with shower attachment and screen. Two of the bedrooms are comfortably large enough to be doubles, both of which enjoy multiple windows.

Exterior:

To the front, mature hedging edges the large frontage, which would currently comfortably accommodate one car, but with a small bit of adaptation would easily accept two. A pathway to the side of the house gives convenient access to the rear garden which is a really good size. The great length has enabled the garden to be sectioned off into different areas, with plenty of space for a nice landscaped patio area and a central section of lawn, shrubs and plants, leaving a large plot at the rear currently put to good use for growing vegetables. A gardener's dream - an allotment right at the end of the garden! This lovely family garden also benefits from being secure and fully enclosed, so is perfect for pets and children.

Location:

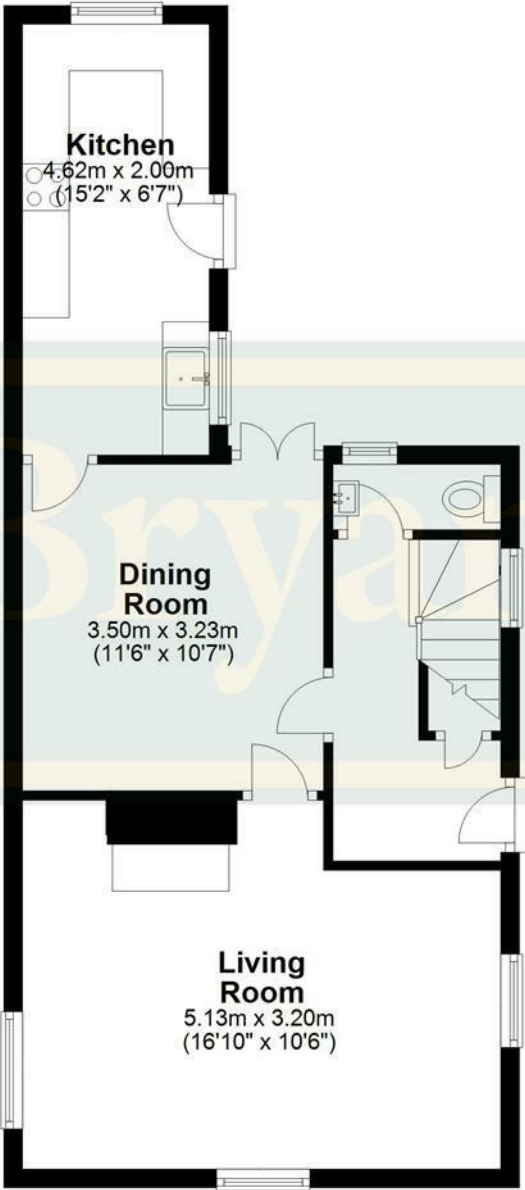
This property is perfectly located on the much favoured west side of the city in a quiet residential area, yet within just a few minutes walk of Welwyn Garden City town centre with its popular shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).







Ground Floor
Approx. 48.2 sq. metres (518.5 sq. feet)



First Floor
Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		57	82
(92 plus) A			
(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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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

