



Bryan Bishop
and partners

Butterwick Way
Welwyn, AL6 9GH

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this impressive five bedroom, three bathroom executive family home with garage in the extremely popular Wilshere Park area of Welwyn. This generously proportioned property is in outstanding decorative order inside and out and exhibits a wonderfully elegant style in its layout, fixtures and fittings as well as a premium build quality.

Accommodation:

The double oak doors with glazed panels on its flanks welcome you into a light, bright and spacious hallway, nicely lit by a window to the side. From here stylish wooden double doors open into the living room and kitchen/family room giving a spacious and nicely connected feel to all of the living spaces. Single doors also lead into the study/office and conveniently situated guest cloakroom. The living room is lovely, with a great square shape giving terrific scope for layout and furnishing and the double doors from the hallway, set diagonally across one corner, adding to the elegant style. The room is wonderfully endowed with an abundance of natural light that pours in through the large windows to the front.

The study/office is a good size and nicely lit by a window to the side. This room is easily big enough for a comprehensive home office with multiple work stations and is well placed to provide the privacy needed to work from home whilst staying connected to the rest of the house. Fortunately, having five bedrooms (four of which have luxuriously fitted wardrobes) upstairs gives a number of options in this substantial house for placing the home office where it best suits your needs.





Total area: approx. 226.5 sq. metres (2439 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(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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