



**Bryan Bishop**  
*and partners*

**Hertford Road**  
**Welwyn, AL6 0BX**

**Guide price £2,250,000**







# Hertford Road

Welwyn, AL6 0BX

## Summary

Bryan Bishop and Partners are delighted to bring to the market this beautiful country home set in stunning, extensive grounds of 1 acre, and benefiting from a recent, premium quality, modernisation and refurbishment throughout. This was designed with a real architectural flair for stylish living and implemented with no expense spared. An extremely rare opportunity to acquire a house with such traditional external appeal yet a bright, clean, modern interior offering the space and facilities to complement your needs perfectly. What makes this house unique is that the River Mimram meanders peacefully through the large garden, which extends across both river banks. This an extremely unusual combination of waterside living yet fully private grounds.

## Accommodation:

Approached via a private gated driveway, the traditional oak beamed porch leads you to a solid oak front door flanked by attractive windows. Inside, the hallway is light, bright and spacious with doors to the convenient downstairs cloakroom, the dual aspect office and the dining room.

Double doors lead you into the large living room. This is a fabulous room, being nearly twenty five feet in length, triple aspect with double doors to the garden and a large fireplace. Some of the particular strengths of this house are the immaculate, imaginative and clever fine details found throughout, and this room absolutely encapsulates that. The ceiling features beautiful cornice work, the walls have lovely panelling and the two windows have seating emphasising their stylish shaped alcove design. Just one of many beautiful rooms that really catch the eye.

Leading directly from the lounge is the bar/snug room. A great fun addition and a terrific entertaining space, being dual aspect and with double doors leading out into the garden.







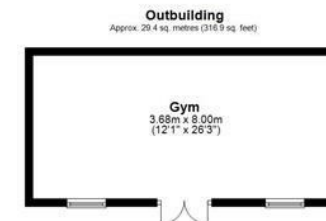
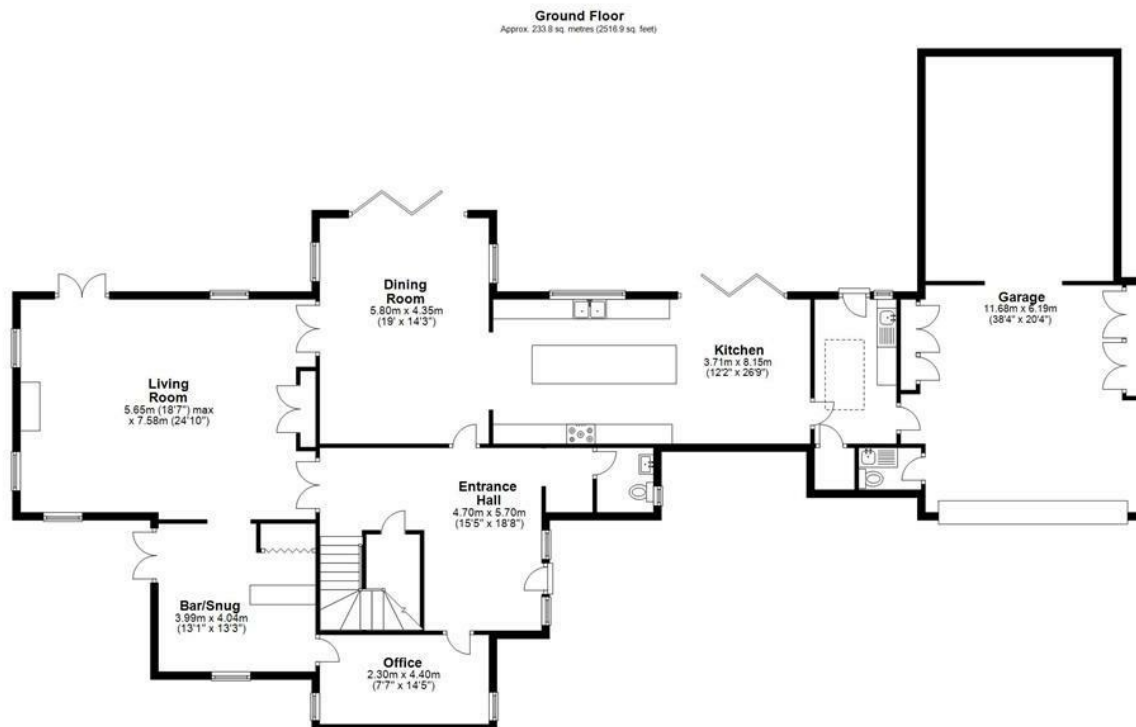












Total area: approx. 406.5 sq. metres (4375.5 sq. feet)

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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