



**Bryan Bishop**  
*and partners*

**London Road**  
**Welwyn, AL6 9HU**

**Guide price £475,000**







# London Road

Welwyn, AL6 9HU

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely chain-free three bedroom family home in a popular residential area in the south of Welwyn. The property is within easy walking distance of the centre of Welwyn Village. Presented in immaculate decorative order throughout. This terrific property enjoys ample off street parking, a super conservatory and a lovely west facing rear garden, with separate vehicular access to the rear. This house ticks all the boxes for a young family's needs.

This is a lovely home ready to move into and enjoy, but it comes with a valuable added bonus; planning permission for multiple extensions to further boost the space and practicality. To the rear, a proposed combined extension to the ground and first floor incorporates a fourth bedroom and a fabulous open plan kitchen/dining room. To the front, will be space for a separate study/office and a porch. Please ask the team for full details.

## Accommodation:

The centrally positioned front door leads into a lobby area which serves the stairs to the first floor, along with doors leading into the dining room on one side and the sitting room on the other.

The sitting room is a large room at sixteen feet long, well proportioned and running the full depth of the house, flooded with natural light through the front facing window and the glazed double doors opening out onto the patio to the rear. The attractive modern electric log burner set into the centre of the room gives a stylish visual focal point as well as cosy winter warmth, whilst the double sliding doors allow a great flow into the garden, really bringing the outside in through the summer months. The size of the room gives great flexibility and adaptability, meaning this room would comfortably take a dining suite or a home office as well as lounge furniture.











On the other side of the house, the dining room is a light, bright space and links seamlessly in an open plan arrangement with the kitchen. Again, the dining room is a flexible space that would perform just as well, as a casual lounge or with part of it allocated as a home office. Synchronising and balancing the substantial space available across both the sitting room and dining room will reward you with multiple options to format this flexible family home to best suit your day to day needs.

Separated from the dining room by a fantastic breakfast bar is the kitchen. With a window and glazed door looking out into the conservatory, it enjoys plenty of natural light and has ample storage in a range of wall and floor mounted shaker style fitted cupboards. Solid wood worktops and a stylish butler sink complete the look of this attractive and user friendly space.

To the rear of the kitchen is a terrific conservatory, featuring double glazing and a door out onto the patio. Perfect for relaxing all year round.

The stairs climb up the centre of the house, arriving at a nice upper hallway with its own window to the rear. From here doors lead into the family bathroom, featuring a bath with shower attachment and screen, and also to the three bedrooms. Two of the bedrooms are doubles and the third is a single room.

#### Exterior:

The large front garden has been cleverly landscaped to allow plenty of space for off road parking as well as a pretty garden area with a lawn, hedging, flower borders and a neat paved area. To the rear there is a large garden, west facing, and around eighty feet in length. Multiple patios give plenty of scope for relaxing and entertaining whilst still leaving ample space for lawn and flower borders, flanked by mature hedging and small trees. The rear of the garden opens through secure gates directly onto a separate vehicular access, so would be perfect for providing additional parking or a garage if required, subject to the necessary consents.

#### Location:

This charming property is ideally located in a quiet residential area just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station, about 7 mins drive, offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.





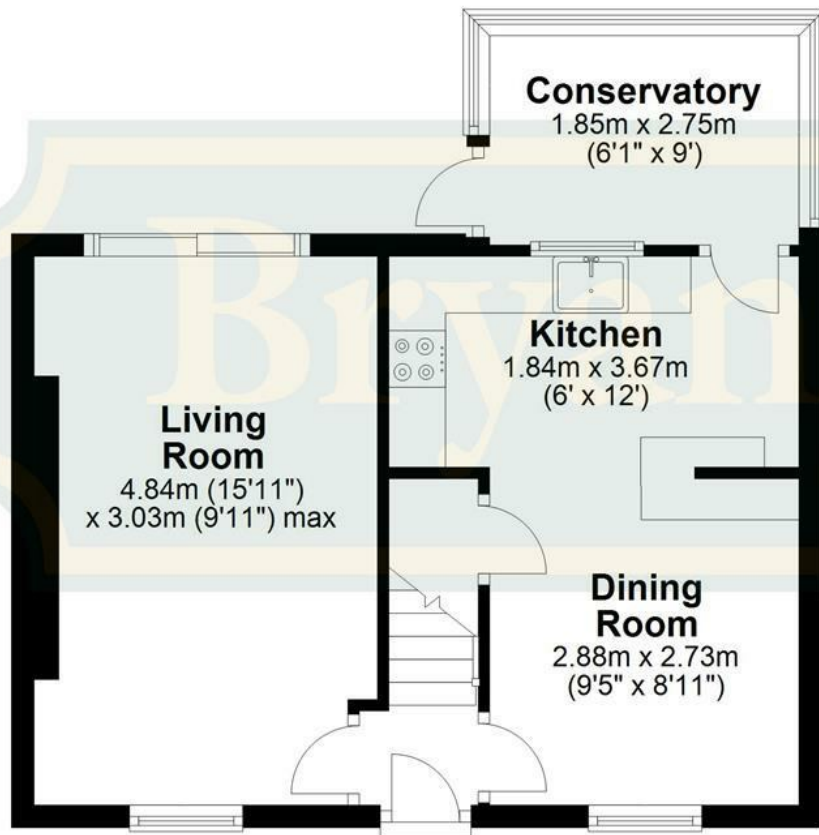






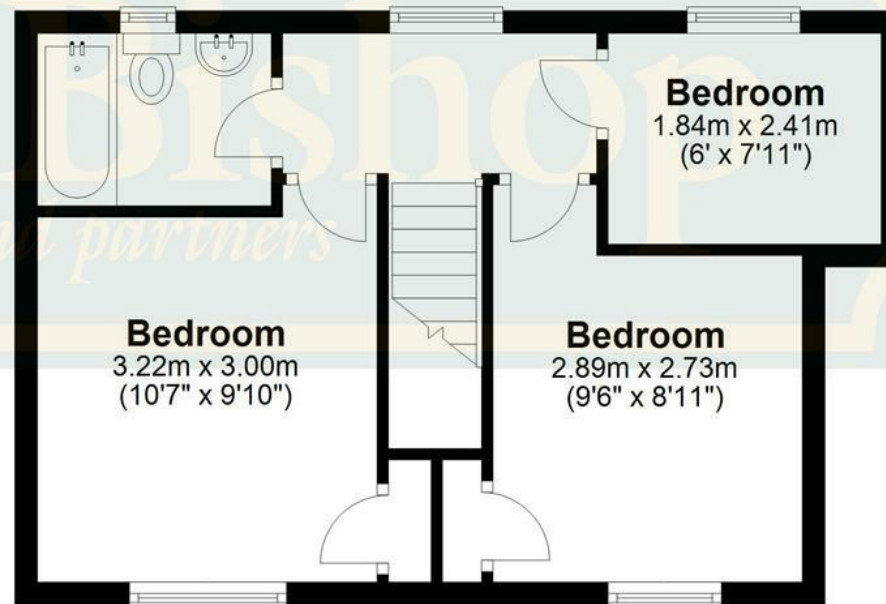
## Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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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