



**Bryan Bishop**  
*and partners*

**Harmer Green Lane**  
**Welwyn, AL6 0EH**

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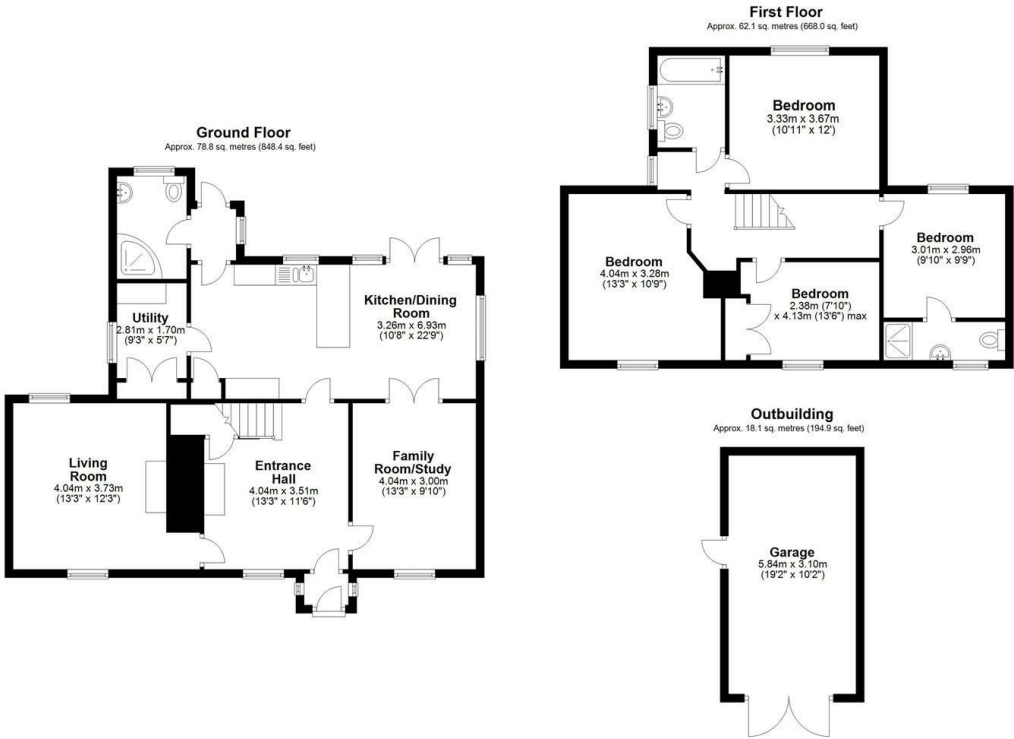
## Summary

Bryan Bishop and Partners are delighted to bring to the market this lovely semi-detached cottage, measuring just shy of 1750 square feet, offering four double bedrooms, three bathrooms, and exceptional countryside views whilst simultaneously being located just a short walk from Welwyn North Station on a sought-after road, Harmer Green Lane.

As you step inside, an inviting entrance hall greets you, setting the tone for this quaint cottage. The ground floor offers a seamless flow, featuring an open-plan conservatory dining area and kitchen, ideal for both everyday living and entertaining; whilst the kitchen is served by plenty of base and eye level units and a range of integrated appliances. The ground floor also offers a well-proportioned study, and a spacious living room, adorned with a working fireplace. Completing this level is a convenient and well sized downstairs shower room and a generously sized utility room with excellent storage, and a small lobby providing access to the rear of the property.

Ascending to the first floor, you'll discover four generously proportioned double bedrooms, each exuding ample space. The principal bedroom boasts an en-suite, while another bedroom is complemented by fitted floor-to-ceiling wardrobe units, offering plenty of storage. There are a further two large bedrooms, one with beautiful views of the rear garden. A well-appointed three-piece family suite caters to the household's needs. Additionally, a large, boarded loft space caters for any extra storage needs.





Total area: approx. 159.0 sq. metres (1711.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (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>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |





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