



Bryan Bishop
and partners

Chequers
Welwyn Garden City, AL7 4SJ

Guide price £450,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this attractive three bedroom, semi detached family home in the heart of Welwyn Garden City. Set in a quiet residential road with off street parking, a detached garage, large rear garden and a semi-open plan ground floor with a nice easy flow around it, this house is ready to be made into a home with some light refurbishment and simple decoration, and also presents a great opportunity for extension if required, subject to the usual consents.

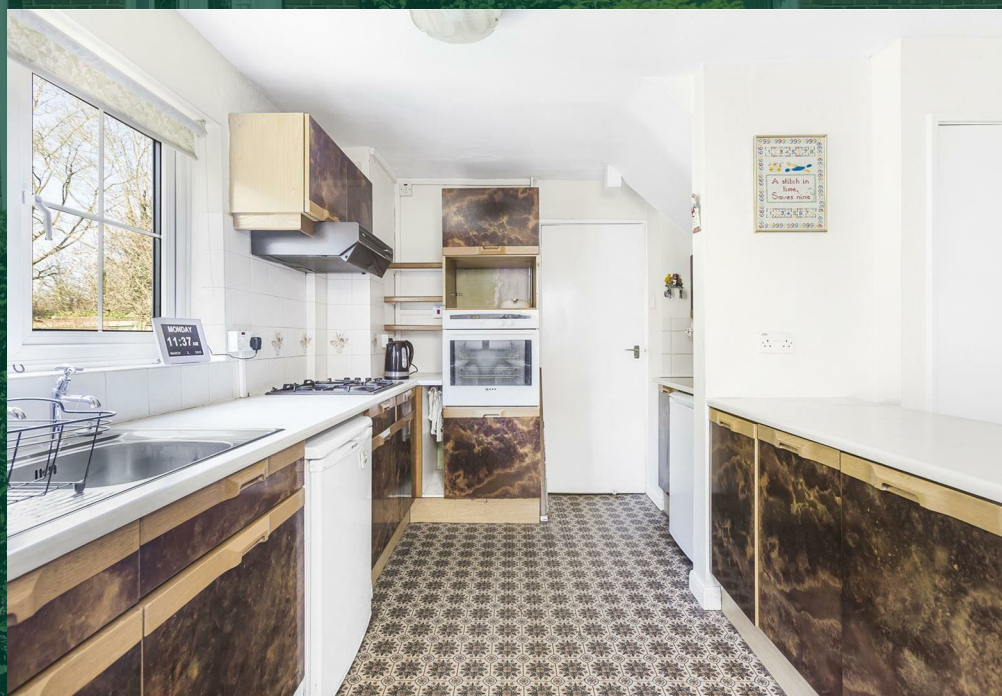
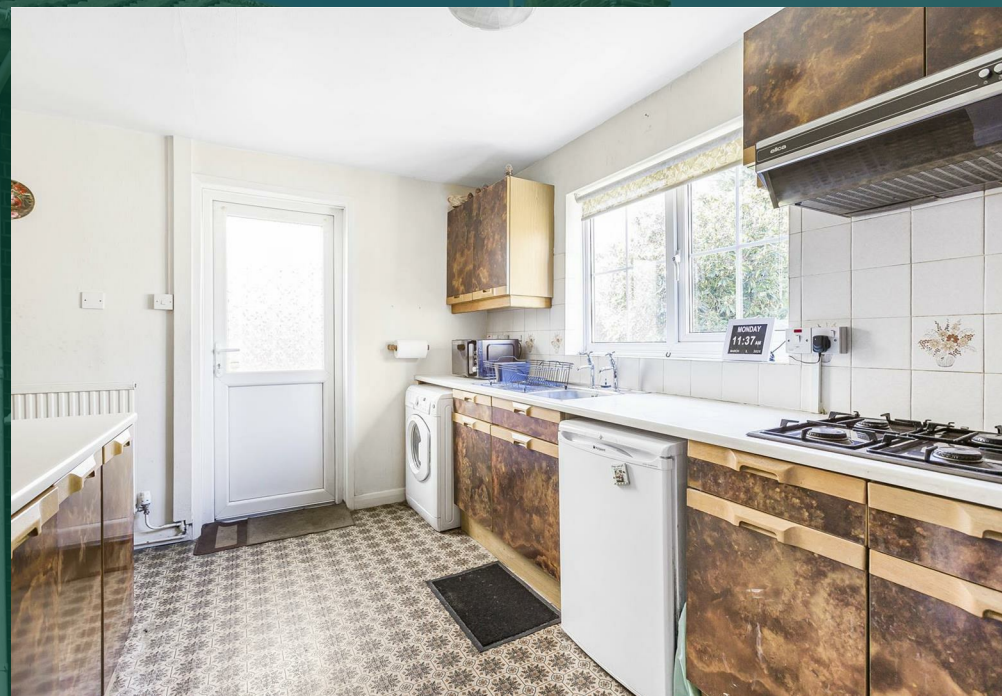
Accommodation:

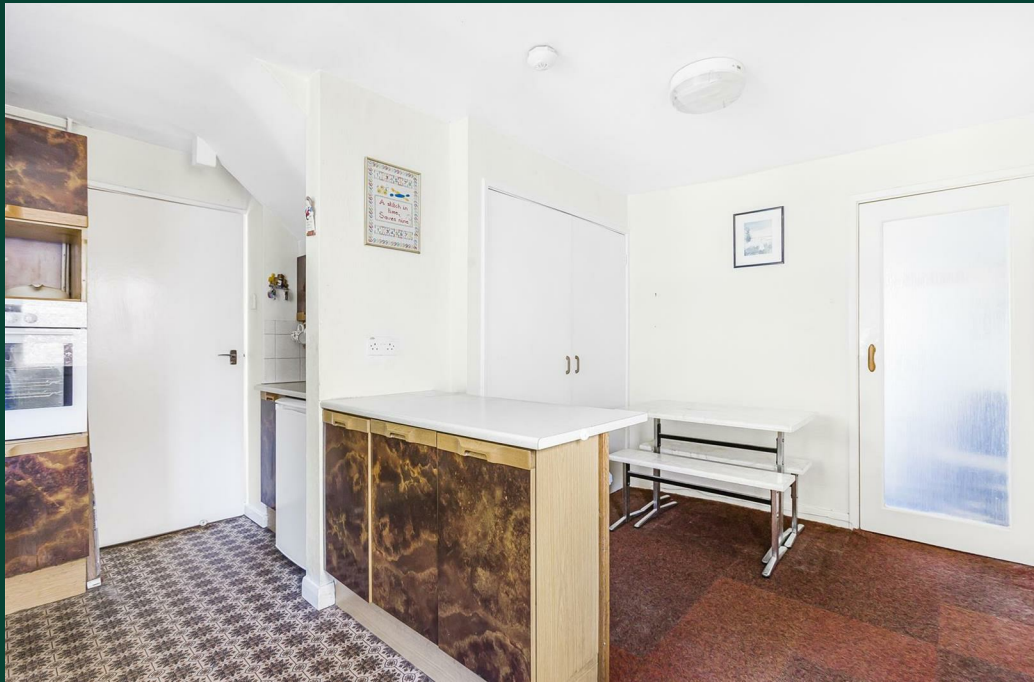
The pretty front door opens into a hallway with a decorative circular window that leads into the kitchen/breakfast room, and across the centrally located stairwell into the large living/dining room.

The kitchen/breakfast room is arranged in a practical L shape, giving plenty of room for a comprehensive range of wall and floor mounted fitted cupboards, providing ample storage and plenty of food preparation worktop areas, as well as space for integrated and free standing kitchen appliances. A neat breakfast bar provides partial separation of the fitted area from the remainder of the room, which is left as open floor space and is ideal for a family kitchen table. The room is well lit by a window to the rear and links nicely through the house with doors into both the living/dining room and the hallway, as well as an external door out into the rear garden.

Running the full depth of the house front to back is the extensive living/dining room. This is a large room by any standards, at nineteen feet long, and gives this property enormous flexibility as to how the extensive space is best used. Certainly easily large enough to be a lounge and dining room, both generously furnished, the room is bright and light from the large front facing window and the glazed double doors opening out onto the rear patio.

Upstairs are three bedrooms, with two of them being good sized doubles, along with the family bathroom and a useful separate toilet.







Exterior:

To the front a pretty garden is surrounded by a neat hedge, alongside which a private driveway runs up to the detached garage. The house is set on a small road set back behind a large grassed open space so has a lovely open aspect to the front. Separate access to the large rear garden is provided by a secure side gate. At the rear the garden opens out across the back of the garage and so is much wider than the house. It has a nice patio running across the back of the house and is creatively and attractively landscaped, showing different pathways, borders, low hedging and shaped flower beds throughout, interspersed with large areas of lawn and selected trees. This is a lovely place with a great natural feel to it and a super open aspect. It is fully enclosed and secure so ideal for pets and children. A large and wonderful space to spend time as a family.

Location:

This property is perfectly located in a lovely, residential area surrounded by other family homes, in the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its extensive 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).



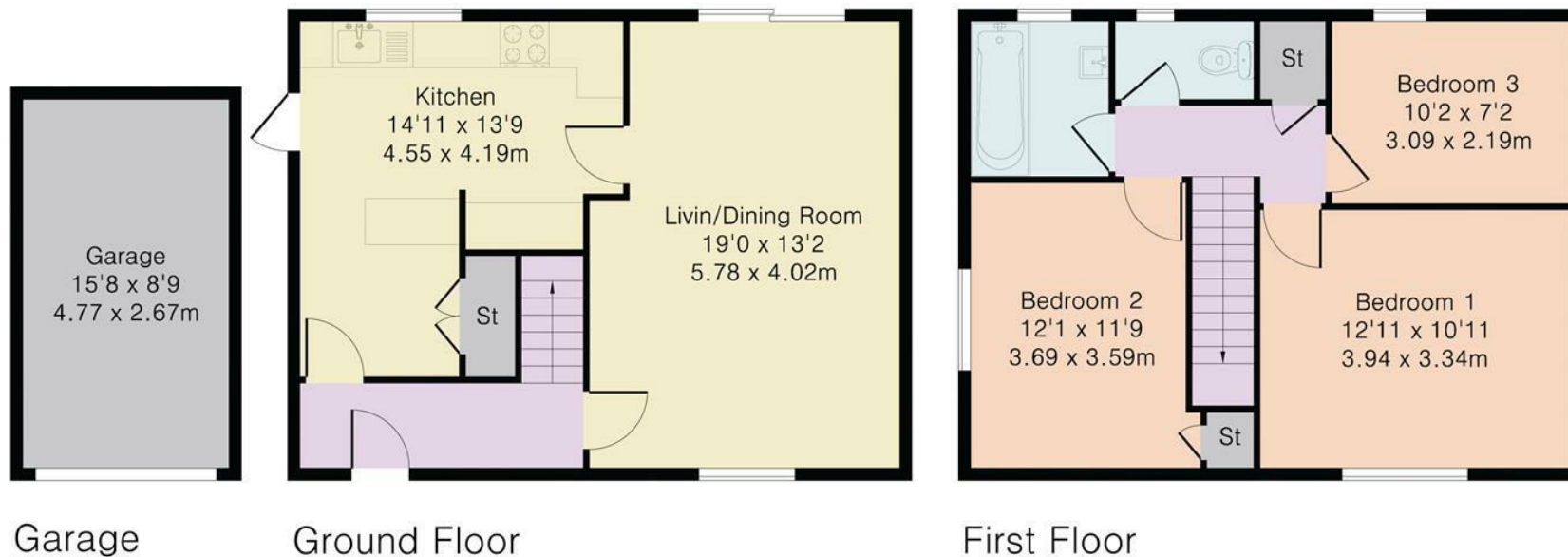


Approximate Gross Internal Area 1103 sq ft - 103 sq m

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 483 sq ft – 45 sq m

Garage Area 137 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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