



Bryan Bishop
and partners

Heathbrow Road
Welwyn, AL6 0QG

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Summary

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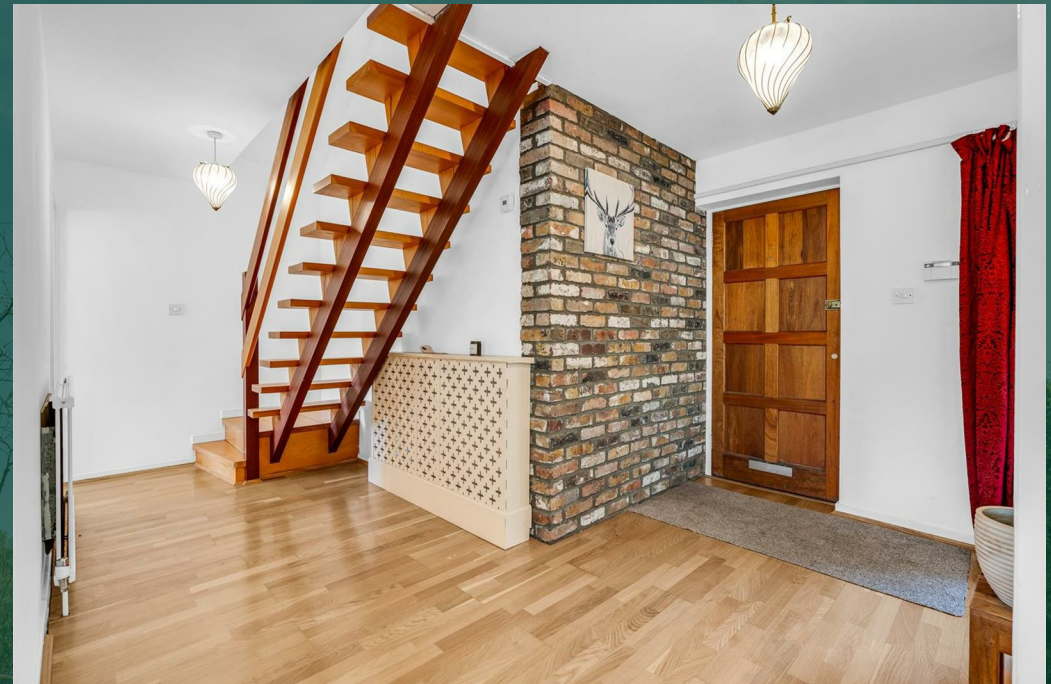
Bryan Bishop and Partners are delighted to bring to the market this lovely four bedroom, two bathroom, detached family home in the highly desirable Oaklands area of Welwyn. This attractive property enjoys generous and well proportioned rooms arranged in a free flowing, semi-open plan style making the space really usable and flexible. This effectively meeting your needs now and as as they develop in the future. A large double garage and a good sized rear garden are a real bonus, but also endow this already spacious home with the option to easily expand the living space, subject to the usual consents.

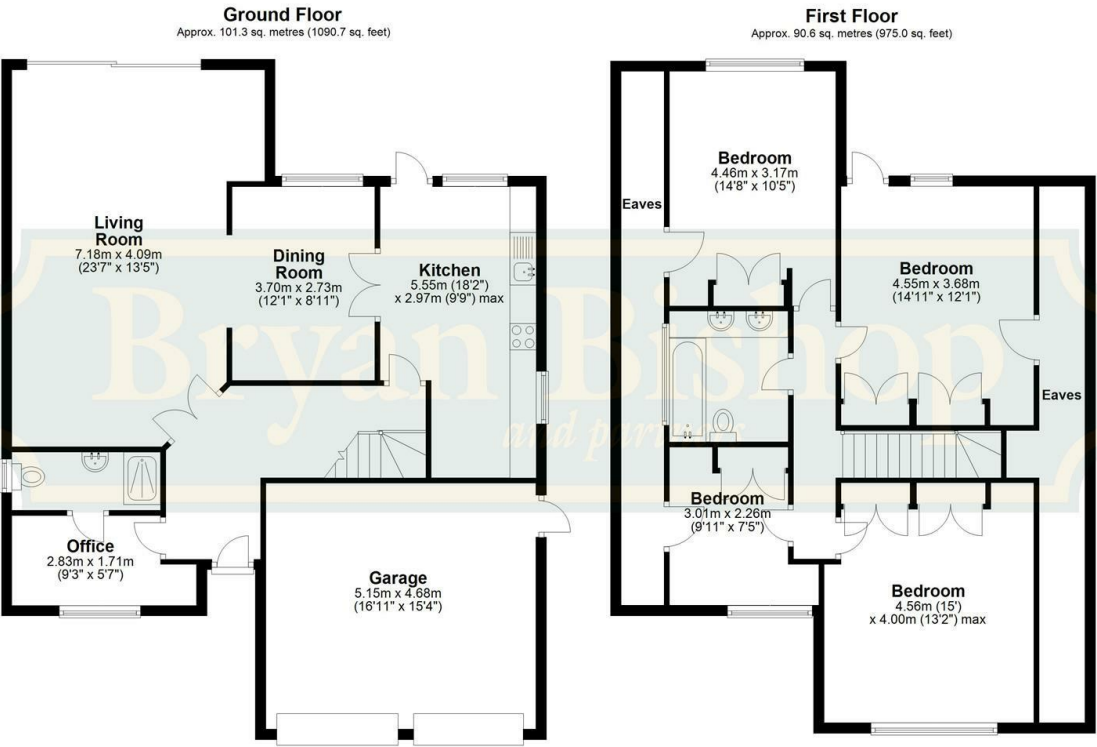
Accommodation:

The solid wood front door welcomes you into a large L shaped entrance hall with an exposed brick feature wall and a delightful solid wood open tread staircase. From the hallway doors open onto the office/study and the kitchen/breakfast room, whilst a set of glazed panel double doors, nicely set across the corner of the hall, open into the living room.

The office/study is a good size and well lit by a large front facing window. It is certainly large enough for a capable home office solution, and also gives access to the ideally placed ground floor shower room which doubles up perfectly as a guest cloakroom.

The living room is a large room by any measure, reaching nearly twenty-four feet in length. Blessed with abundant natural daylight from the full width glass doors across the rear wall and the large picture window to the side, this room would perform effortlessly in a dual function role, with more than enough space for a large lounge suite of furniture and a substantial dining table and chairs also. An attractive exposed brick section of wall at the centre brings a nice focal point whilst linking the overall style of the house through from the entrance hall and on through the beautifully constructed open archway into the dining/family room.





Total area: approx. 191.9 sq. metres (2065.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	95
(81-91) B		
(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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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

