



**Bryan Bishop**  
*and partners*

Oaklea  
Welwyn







# Oaklea

## Welwyn

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely detached four bedroom, two bathroom family home set along a quiet residential cul-de-sac in the very popular Oaklands area of Welwyn. This fabulous property enjoys plenty of off-street parking and an attractive rear garden, along with a spacious and versatile layout which includes a study/office, ground floor guest cloakroom and a premium quality conversion of the attached double garage into a stunning family room.

### Accommodation:

There is an understated elegance on show throughout this property, which is presented in immaculate decorative order throughout. The front door, set within a neat porch area protected by a tiled roof that extends across from the front facing bay window, welcomes you into a spacious entrance hall, abundantly lit by the window to the front and an additional window on the first floor overlooking the stairwell. From the hallway there are two separate doors into the substantial living/dining room, ensuring a nice, free flow around the space, as well as further doors leading to the kitchen/breakfast room, well placed guest cloakroom and the study/office.

The living/dining room is a large room by any measure, stretching to nearly thirty-one feet in length, yet despite its great size it enjoys nicely balanced proportions and is kept light and bright throughout the day thanks to the large bay window to the front, additional window to the side and the fully glazed French doors to the rear with adjacent windows. This is a lovely room, with a stunning focal point provided by the glorious inglenook featuring a stylish standalone fireplace at its centre. Comfortably large enough for multiple sofas, chairs and other occasional furniture as well as a substantial dining suite, it offers virtually unlimited versatility as to how you choose to configure and furnish the generous space on offer.











Towards the front of the house is the study/office, a room easily capable of absorbing the necessary desks and furniture to provide a comprehensive work from home solution. The room is nicely lit by a window to the side and has a great location within the house, offering a good level of privacy yet easily connected to the other day to day living rooms.

Beyond the study/office is the superb family room, which has been painstakingly converted from the original double garage. This is another large but well proportioned room, with a pretty much square shape making all of the space readily usable. Exposed structural beams offer a delightfully stylish touch along with a warm homely feel, and a fabulous skylight set into the open pitched ceiling keeps the room flooded with natural light.

From the entrance hall, the ornate wooden staircase, with attractive carved spindles, newel posts and a beautiful exaggerated bullnose step, turns as it rises to the spacious first floor landing. The landing is galleried over the stairwell, and abundantly lit by a large front facing window as it leads to each of the four bedrooms and the family bathroom arranged around it. All of the bedrooms benefit from fitted wardrobes and all are comfortably doubles in size. The principal bedroom also boasts a generous en suite bathroom, which like the family bathroom, has a separate bath and shower.

#### Exterior:

The house is set well back from the quiet road on which it sits, with ample parking for multiple cars on the driveway, which extends along the side of the family room and round to the front door. To the front here is a small lawned area and a number of borders around the perimeter with a host of mature shrubs, bushes and specimen trees. Secure separate access to the rear garden is provided through a lovely gate set into a pretty brick built archway to the side of the house, a really useful feature. The garden is fully enclosed and secure, and so is ideal for pets and children. A paved patio runs across the back of the kitchen/breakfast room before opening out into a larger space behind the living/dining room, perfect for relaxing and dining al fresco with friends and family. The garden has been nicely landscaped, with paths and edged borders creatively planted to display an appealing variety of different colours, sizes and shapes.

#### Location:

This wonderful family home is located along quiet residential cul-de-sac within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.



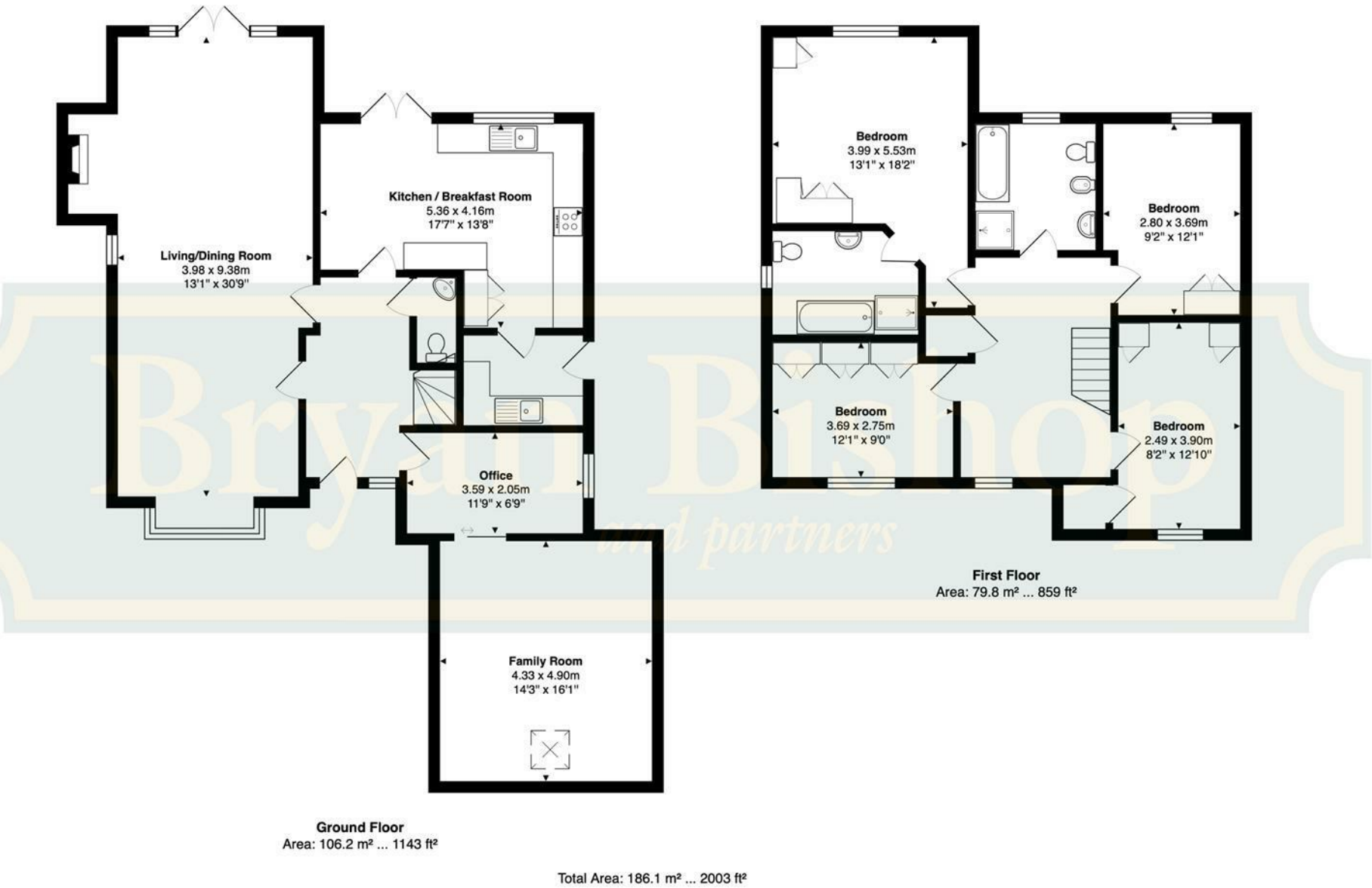










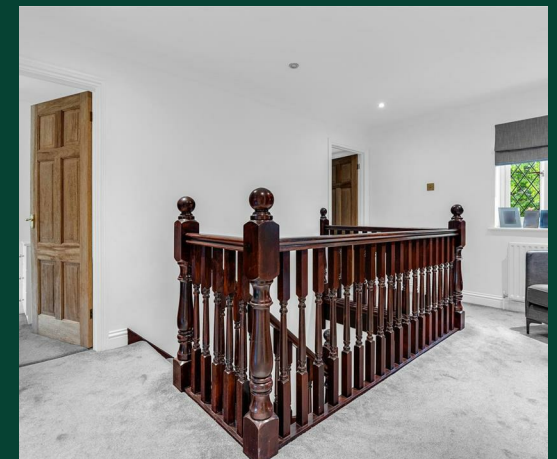


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

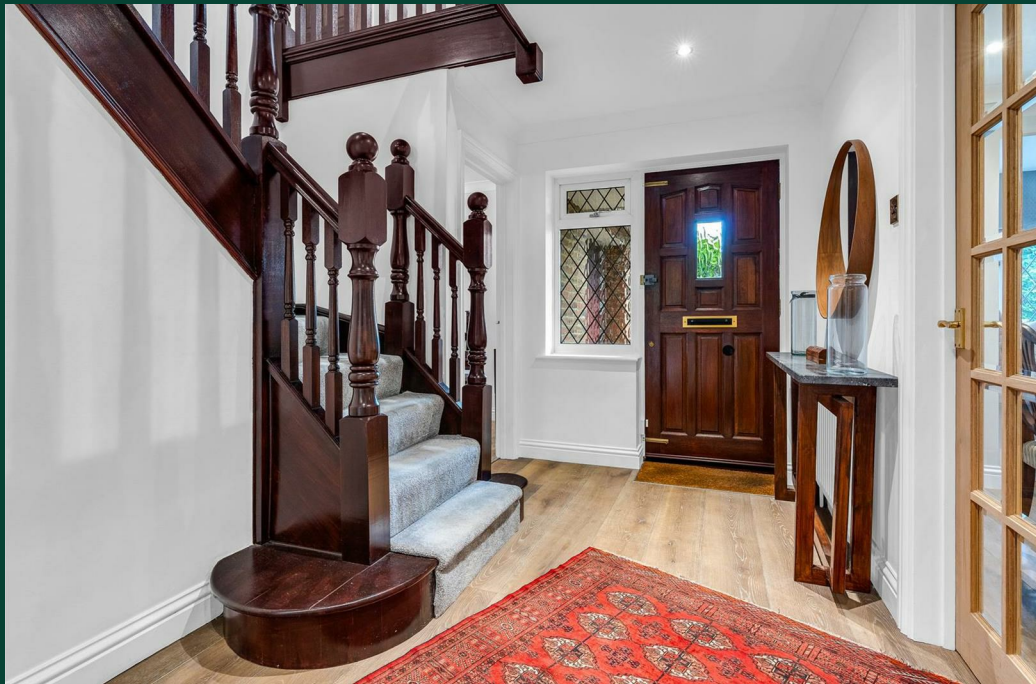
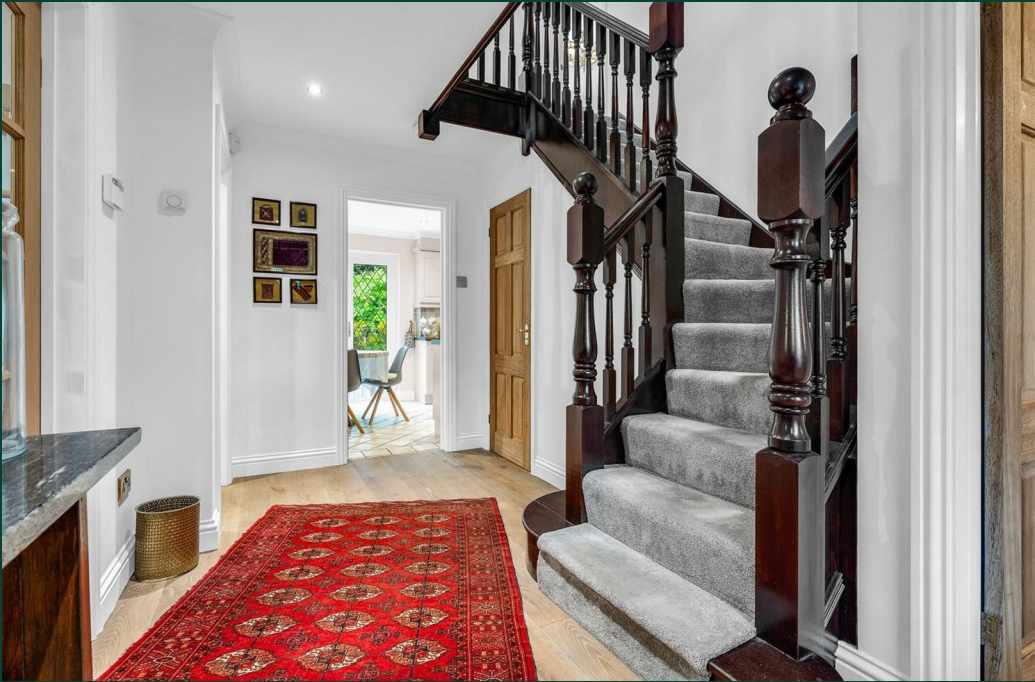
















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