



Bryan Bishop
and partners

Rayfield
Welwyn Garden City, AL8 7HR



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this superb three bedroom, two bathroom semi-detached family homeset on a very large corner plot at the end of a lovely quiet cul-de-sac in the highly regarded Welwyn Garden City. This property represents an incredible opportunity to secure a spacious and flexible house with three double bedrooms, an additional ground floor shower room and a large garden with a summer house, a spacious shed and a glorious covered dining terrace, which already offers generous living space but has sufficient outdoor area to extend further if you wish to, subject to the usual consents. The property also boasts a single garage and private parking space. This property will sell quickly so please contact our team straight away if you wish to arrange a viewing.

Accommodation:

This fabulous family home has a cleverly designed layout that absolutely maximises the natural daylight in all of the rooms, and this starts in the entrance hall that is abundantly lit by a well placed window party way up the stairwell. It makes it a light, bright space that offers a lovely warm welcome to all your visitors.

From the front of the hallway a door leads into the generously sized living room, which extends to twenty feet in length and runs the full depth of the house front to back. This allows it to have large windows at both ends that keep it splendidly illuminated throughout the day. The size of this room makes it very capable of absorbing multiple sofas and chairs, along with other occasional furniture besides and is a lovely spacious room in which to spend time with the whole family.





The rear of the entrance hall opens through a door into the corner of the kitchen/breakfast room, which is a superb 'L' shaped space extending open plan from a useful lobby/office area into the dining space and on into the fitted kitchen at the rear of the house. The room is a really good size and shape, allowing a natural delineation of the various areas, yet retaining the free flowing open connections between them. There are no fewer than four large windows spread around the three outside walls, which allow natural light to completely fill the room throughout the day. There is ample space for a large dining suite in the area to the front, neatly separated from the kitchen by an island with an integrated hob and oven, with an extractor unit above. The remainder of the neat kitchen area is ergonomically laid out and features a range of wall and floor mounted cupboards offering generous storage space and plenty of food preparation work top area, as well as designated spaces for some free standing appliances. At the rear of the kitchen is a nice window with views out into the garden alongside a doorway opening out to the rear.

The rear corner of the house has a fabulous fully tiled shower room with an opaque window. It is a really clever idea to locate the second bathroom on the ground floor making it easily accessible and also able to double up as a conveniently placed guest cloakroom.

Upstairs are the three bedrooms and the nicely appointed family bathroom. All three of the bedrooms are comfortably doubles in size, with the principal bedroom being larger still at nearly nineteen feet long and blessed with windows to all three outside walls.

Exterior:

The house is at the end of a small quiet cul-de-sac with communal parking and a lovely green space in front of it. In addition there is a single garage and private parking space. There is a neat front garden set behind a low level hedge, with a paved pathway running through it to the front door. The rear garden encompasses a very large corner plot, much wider than the house, which has paths meandering through it leading to a large shed, a lovely summer house and a fabulous raised decking covered terrace.

Location:

This property is perfectly located in the ever popular Welwyn Garden City, 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 1198 sq ft - 111 sq m (Excluding Outbuilding)

Ground Floor Area 627 sq ft – 58 sq m

First Floor Area 571 sq ft – 53 sq m

Outbuilding Area 237 sq ft – 22 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
England & Wales		
EU Directive 2002/91/EC		



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