



Bryan Bishop
and partners

Robbery Bottom Lane
Welwyn, AL6 0UL

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this wonderful four bedroom, two bathroom detached family home in the highly sought after Oaklands area of Welwyn. This property enjoys an idyllic location along a quiet country lane, yet is just a short walk from a variety of local shops, with the vibrant village of Welwyn a couple of minutes away by car. Offering plenty of off street parking, an integral garage, generous and flexible living space and a good sized swimming pool, this is a superb family home not to be missed.

Accommodation:

The house is attractive, presented in immaculate condition, and really exudes an air of timeless quality, with the warm red tones of the brickwork and roof tiles joining the solid wood leaded light windows in providing a reassuring sense that this is a forever home that has been built to last. The solid wood front door, inset with pretty stained glass windows and flanked by additional matching glazed panels, opens into a neat lobby area that is ideal for welcoming your guests. Accessed from the lobby is a useful and well placed guest cloakroom. The lobby then opens into a generous entrance hall that leads through to the living/dining room, the rear facing utility room and a further family room.

As the garage is built within the main house, it would be fairly simple to put an internal door through into it so that it could be readily accessed from inside the house, either to remain as a garage or to be converted into additional living space, subject to the necessary consents.

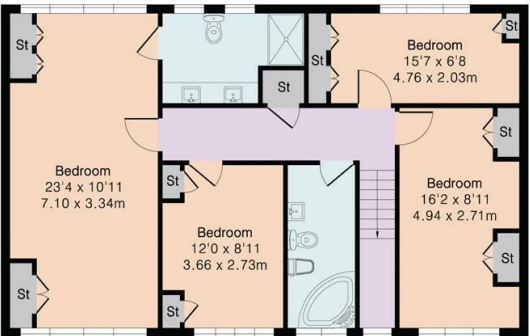
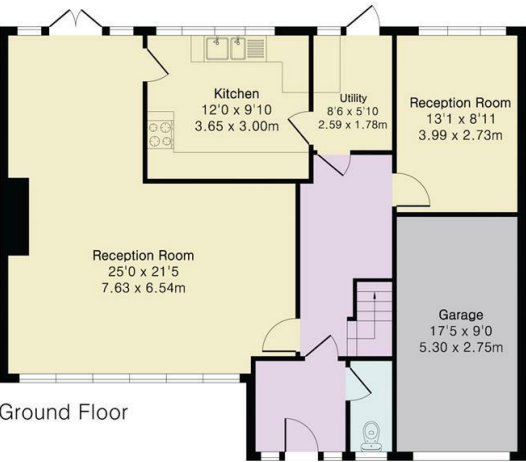


**Approximate Gross Internal Area 1771 sq ft - 165 sq m
(Excluding Garage)**

Ground Floor Area 892 sq ft – 83 sq m

First Floor Area 879 sq ft – 82 sq m

Garage Area 156 sq ft – 14 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	76
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

