



Bryan Bishop
and partners

Meldrum Court
Welwyn, AL6 9FZ



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Constructed by Linden Homes in 2017 within the esteemed and historical Wilshere Park, this home exudes a cozy charm within a serene and picturesque community. Offering three spacious bedrooms and two well-appointed bathrooms, this property features a generously sized lounge area with French doors opening up to the rear garden. The impressive dine-in kitchen, finished to a high standard, is ideal for hosting family gatherings and social events. The enclosed tiered garden provides open views to the rear, overlooking a peaceful woodland reserve. Situated among only six residences within a secluded community accessed via a private driveway, this home is ideal for families seeking a tranquil environment. Additionally, a new bus stop within Wilshere Park enhances community connectivity. With an energy rating of B and a 10-year NHBC warranty starting from 2017, this residence also benefits from excellent road and rail links. The convenient access to the A1(M) facilitates travel between London and Edinburgh, while commuters can easily reach Hertford, Essex (via the A414), and Cambridgeshire via the nearby Hertford Road. To truly grasp the exceptional features and lifestyle offered by Wilshere Park, a viewing of this property is highly recommended.

THE HISTORY

Located by the beautiful and picturesque village of Welwyn, Wilshere Park is surrounded by greenbelt land and woodland. Wilshere Park has been built on an area of rich history it is named after the Wilshere family, who owned The Frythe estate and the surrounding land since 1523. The family had a large nfluence on Welwyn and the local area with positive historical connotations. The Frythe name has derived from the Old English word meaning wooded country. The records of The Frythe date back to 1260, used as a home for the Wilshere family and a hotel until it became a War Office in World War II. The development itself is home to many rare and exotic trees, including the Redwood and the Cypress, collected and planted by the estate owners over many years of travelling the world. Living at Wilshere Park, you can be assured that your home is part of a great and interesting heritage, adding to the value of the site and the surrounding area.

ENTER THE CUL-DE-SAC

Experience the serene charm of Wilshere Park as you leisurely navigate along the private road leading up to Meldrum Court, a quaint and exclusive close comprising only six residences. Each home boasts dedicated parking as well as convenient visitors' parking amenities. Nestled towards the tranquil end of the close is No. 4, a residence that greets you with a spacious hallway adorned with elegant porcelain tiles, thoughtful storage spaces for coats and shoes, and a convenient w/c.

CONTINUED...







The staircase gracefully ascends from the hall. The expansive kitchen/dining area boasts a picturesque view of the frontage through its bay window. Featuring a high-end fully integrated kitchen complete with sleek quartz countertops and an impressive range of wall and base units, the room maintains continuity with the luxurious porcelain tiling. The neighboring living room exudes a sense of tranquility and space, offering a peaceful vantage point overlooking the garden and surrounding grounds.

HEAD ON UP

Ascend the staircase to discover a landing that presents an exceptionally spacious walk-in cupboard and a secondary storage area for added convenience. Access to the loft is also conveniently located off the landing. The primary suite, offering a peaceful view of the front facade, has been upgraded with fitted wardrobes. An additional alcove provides ample space for potential wardrobe storage, complemented by a luxurious en-suite featuring a walk-in shower. Bedrooms two and three, both generously sized doubles, boast views of the rear's serene south-easterly exposure. The family bathroom, of generous proportions, houses a relaxing bath facility for your comfort.

TOUR THE GROUNDS

The rear garden presents itself on an elevated spot, featuring a spacious patio area perfect for basking in the abundant sun from the south-easterly direction. With tiered levels, descending the steps reveals a lush lawn area, while the rear gate conveniently opens up to the private parking facility capable of accommodating two cars. Additionally, an electrical charging point is available, and its inclusion can be discussed further based on negotiations. Beyond the parking area lies the serene woodland reserve, adding an extra touch of tranquility to the surroundings.

ADDITIONAL INFORMATION

Service charge: £326 half yearly.
Council Tax Band F: £3,273.00

LOCATION

This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a few minutes by car away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

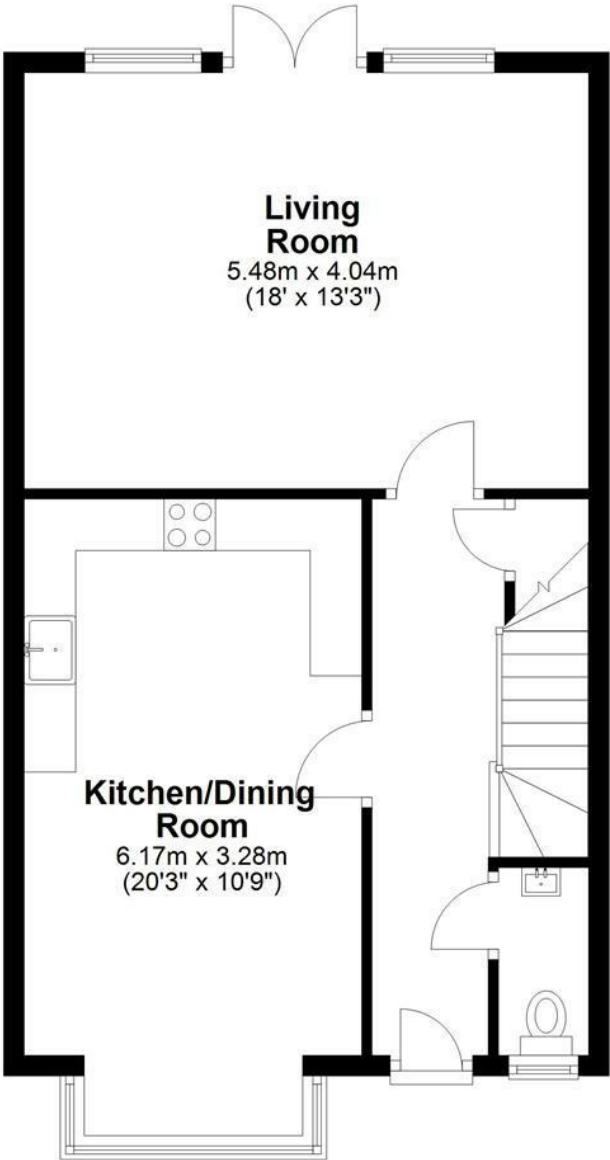






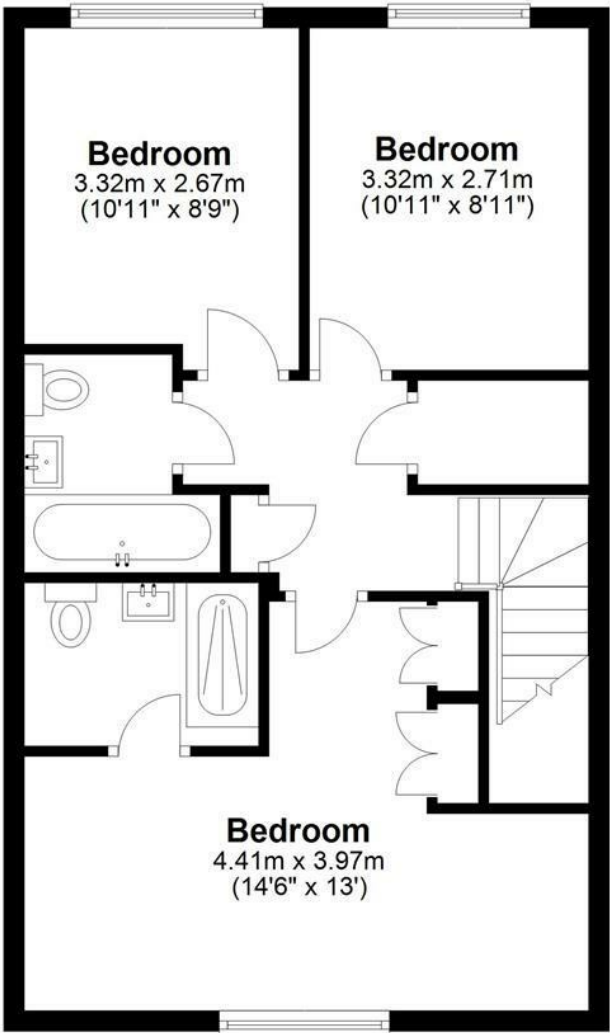
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 104.9 sq. metres (1128.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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