



Bryan Bishop
and partners

Hammond Close
Welwyn, AL6 9FH



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional mid-terrace three bedroom family home arranged over three well planned floors, with a stunning conservatory opening out into the neat rear garden. Located within a select development of similar premium quality properties with attractively landscaped communal grounds and abundant parking, this is a wonderful property presented in immaculate condition inside and out that is fully ready for you to move in and enjoy. It brings all of the environmental and economic benefits of a mid-terrace, but combines them with generous living space and all within a few minutes of the vibrant and thriving centre of the ever popular Welwyn village.

Accommodation:

This is a really pretty house, benefitting a neat courtyard front garden surrounded by a low picket fence. The attractive front door is protected by a cantilevered porch roof and opens into a welcoming reception hall within. From the reception hall there are doors into the generous living/dining room and the well placed guest cloakroom, whilst the kitchen is connected open plan to make best use of the space available.

The kitchen is a quality installation, well lit by a front facing window, with beautiful mosaic tiled splash backs. A comprehensive array of wall and floor mounted cabinets line three of the perimeter walls, guaranteeing abundant storage space and ample food preparation worktop area is always available. Incorporated within the cabinets is a good range of appliances ready to meet all your family's needs, with a clever ergonomic design ensuring everything falls readily to hand.

The extensive living/dining room takes the whole of the rear section of the house, with a useful walk-in storage cupboard built into one corner. The room is comfortably large enough to accept multiple sofas and chairs along with other occasional furniture, as well as a dining table if needed, and with an open plan connection through to the wonderful conservatory offers a flexible and adaptable combination of living/dining spaces to be put to use in whatever way suits you and your family the best.

The conservatory is a glorious addition to the house, with light, power and heat connected, making it a valuable additional room to be fully used all year round. Glazed double doors open onto the all weather decking that spans the rear garden, ensuring an easy flow between the inside and outside, with the cathedral style glass roof flooding the space, as well as the living/dining room, with natural daylight. It is a real multi-tasker, and as mentioned before is completely interchangeable with the living/dining room, potentially even swapping the use of each room season by season if it suits you.

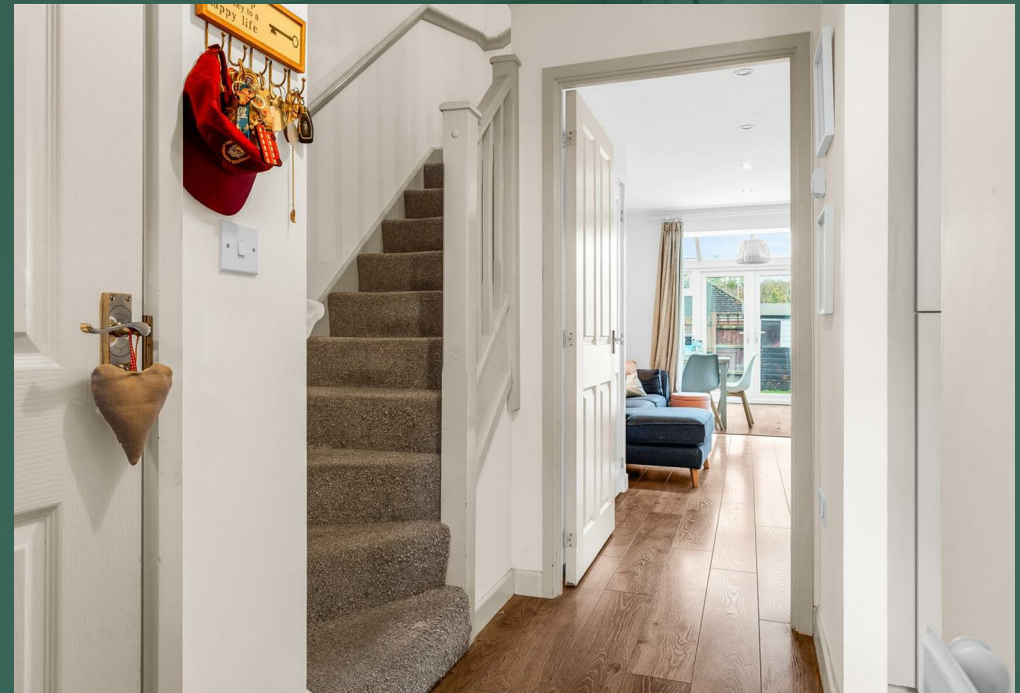
Up on the first floor a spacious hallway, nicely galleried over the stairwell, leads on to two of the three bedrooms and the spacious family bathroom, which has a bath fitted with a shower attachment and curtain track above it. One of the bedrooms is a generous double, whilst the other would comfortably fit two singles. Up on the second floor is a delightful double bedroom, abundantly lit by a front facing dormer window and two velux roof windows to the rear, benefitting from multiple cupboards built into the eaves.

Exterior:

Carefully landscaped and meticulously maintained communal grounds surround the neat front garden. To the rear is a full width all weather deck that leads onto the lawned area, surrounded by a secure perimeter fence with a useful lockable gate opening onto the parking area beyond the rear boundary. The garden offers safe and secure space for children and pets and integrates beautifully with the fabulous conservatory, providing a great area for relaxing and outdoor dining as well as entertaining family and friends.

Location:

This superb property is ideally located in a quiet residential cul-de-sac just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area 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.



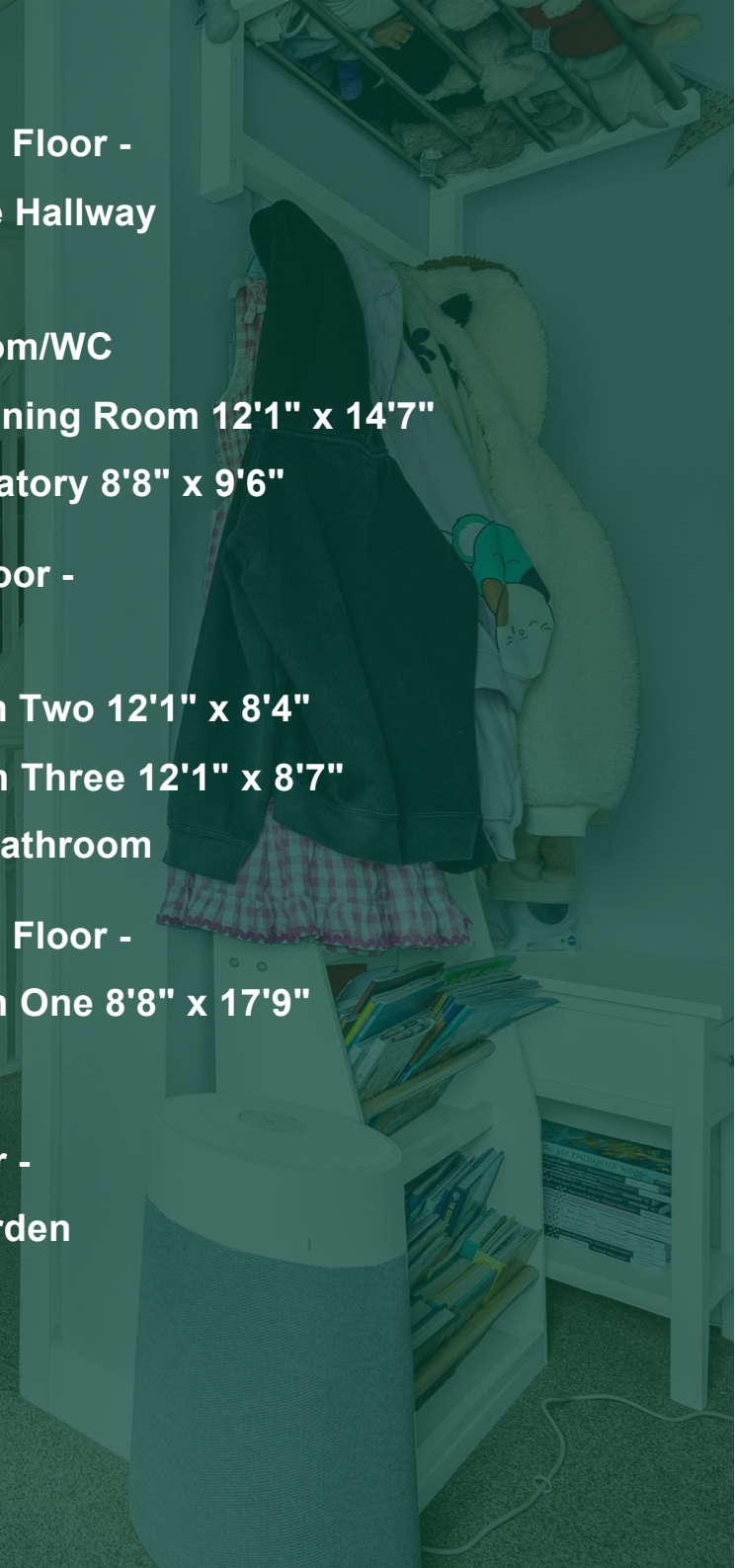


- Ground Floor -
Entrance Hallway
Kitchen
Cloakroom/WC
Living/Dining Room 12'1" x 14'7"
Conservatory 8'8" x 9'6"

- First Floor -
Landing
Bedroom Two 12'1" x 8'4"
Bedroom Three 12'1" x 8'7"
Family Bathroom

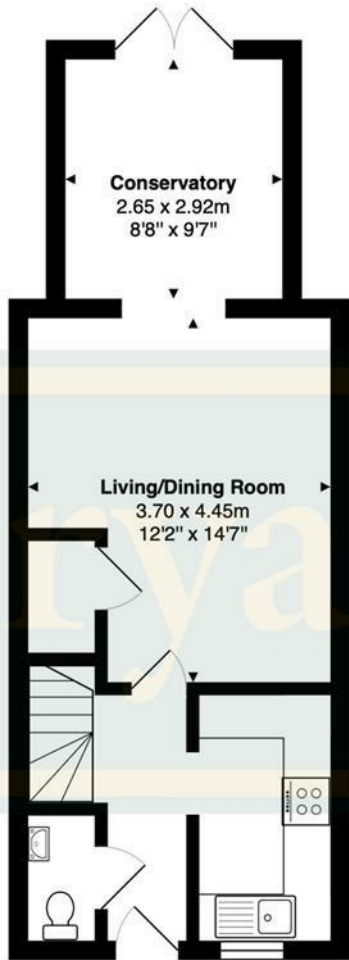
- Second Floor -
Bedroom One 8'8" x 17'9"
Storage

- Exterior -
Rear Garden
Parking

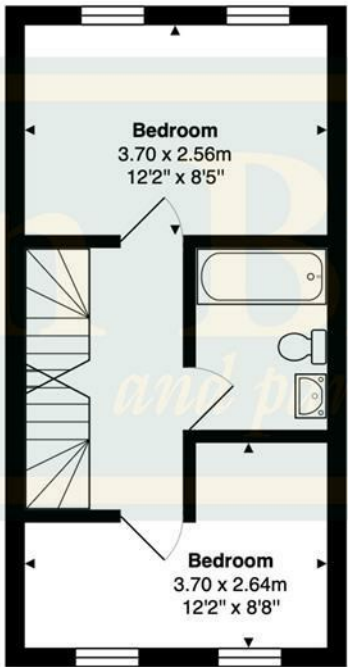






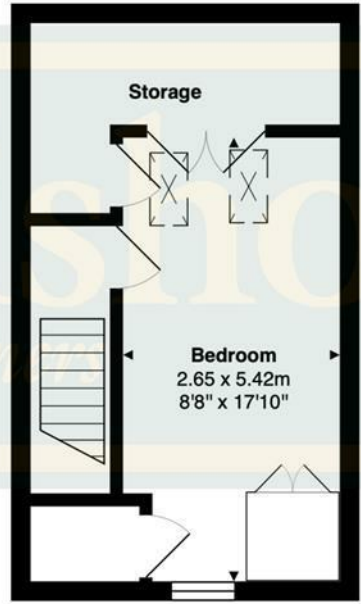


Ground Floor
Area: 36.5 m² ... 393 ft²




First Floor
Area: 28.1 m² ... 303 ft²

Total Area: 90.5 m² ... 974 ft²



Second Floor
Area: 25.8 m² ... 278 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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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