



Bryan Bishop
and partners

Blackthorn Road
Welwyn Garden City, AL7 3JP



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this spacious three double bedroom semi-detached family home set in a quiet residential neighbourhood of Welwyn Garden City. Certainly the interior is in need of some TLC, but as it stands the property presents a fabulous opportunity to remodel some of the generous ground floor to really suit your family's needs, but is already benefiting from a great location, existing off-street parking at the front that could easily be enlarged, a decent size west-facing rear garden and a lovely conservatory leading straight from the kitchen/dining room.

Accommodation:

The front door is inset with multiple opaque glass panels, with additional matching windows to the side, which allow plenty of light to enter the neat entrance hall within. From the entrance hall a fully glazed door leads through to an inner reception area that accesses the stairs and the front facing living room.

The living room is terrific, a good size and shape making it readily able to accept multiple sofas and chairs as well as other occasional furniture, whilst the room is kept light and bright by the very large bay window overlooking the front garden, further enhanced by an additional window to the side aspect. There is an attractive fireplace containing an open fire set into a central chimney breast, offering a nice focal point and cosy winter warmth, and the room links nicely through into the kitchen/dining room as well as in from the entrance hall.

The kitchen/dining room takes up the rear corner of the house, and is a good size at over seventeen feet long. Most of the perimeter of the room is lined with a comprehensive range of wall and floor mounted cabinets providing more than ample storage and worktop space, whilst there are multiple open areas planned into the layout to accept a number of free standing appliances. A large window overlooks the rear garden, letting the natural daylight flood in, which is further boosted by the glazed double doors that open into the fabulous conservatory. One end of the room is left as free floor space, simply fitted with a breakfast bar, which could easily be removed to allow the placement of a good sized dining table.





The conservatory is a top quality installation and a lovely addition to the house. It is fully fitted with blinds to the windows and the roof, making it fully temperature controllable throughout the summer, and is also connected to the main central heating meaning it really is a room suitable for use all year round. Glass double doors open out into the garden, making the absolute best use of its west facing situation.

A further set of glass doors open directly from the entrance hall into a breakfast room/utility room that links through to the kitchen/dining room at the rear. The house does not need any costly expansion because fundamentally the space is great, with an easy free flow around the whole of the ground floor nicely linking the various rooms together, but reconfiguring some of the rooms would certainly pay massive dividends. This room is an obvious candidate to be repurposed and offers multiple options as to how best to configure and use the space depending on your family's needs. It is a good sized room, offering real flexibility and adaptability, with a separate access out into the garden via a neat rear lobby area and a well placed guest cloakroom to the rear.

Upstairs is a hallway nicely lit by its own rear facing window, which leads to each of the three bedrooms, a generous storage cupboard and the family bathroom. Each of the bedrooms is a comfortable double in size, with the principal bedroom enjoying a range of fitted wardrobes and the added bonus of windows in two separate aspects. The family bathroom is fully tiled and has a bath with a shower attachment and screen.

Exterior:

There is a generous front garden with a separate driveway providing off-street parking, which could easily be enlarged across the front of the house. A useful separate gate leads from the end of the driveway through to the west facing rear garden, which is secure and enclosed and so ideal for pets and children. To the rear of the house is a paved patio that neatly links the access points from the rear lobby and the conservatory. The remainder of the garden is a generous lawn, with a small paved area and a raised flower bed at the far boundary.

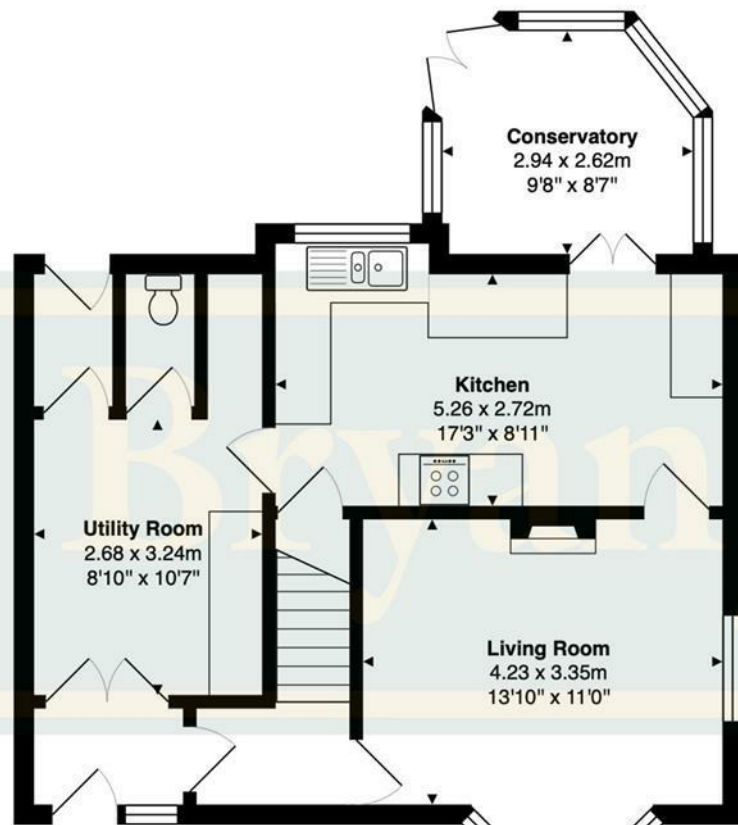
Location:

This property is perfectly located along a quiet residential road on the always popular east side of Welwyn Garden City, within easy reach 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).

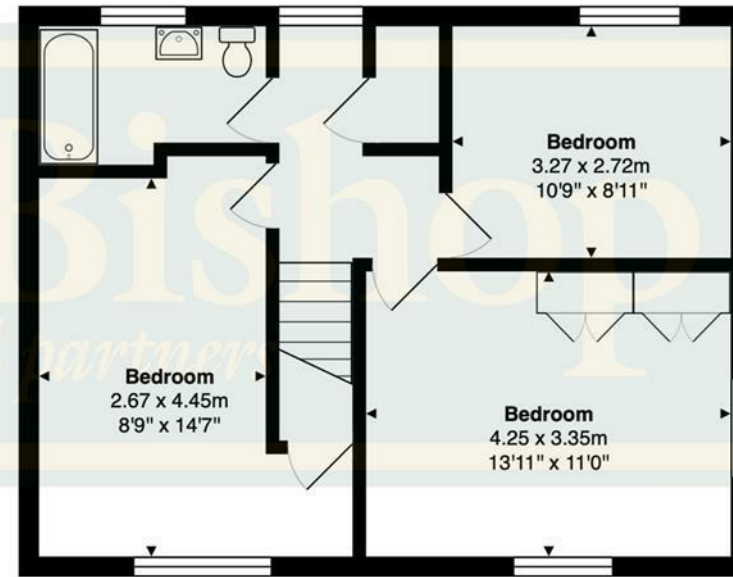








Ground Floor
Area: 59.8 m² ... 643 ft²



First Floor
Area: 50.7 m² ... 546 ft²

Total Area: 110.5 m² ... 1189 ft²

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		
	72	78
England & Wales		EU Directive 2002/91/EC



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