



Bryan Bishop
and partners

Burnham Green Road
Tewin, AL6 0NL



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this spacious four bedroom detached family home in a charming countryside setting, close to the popular village of Burnham Green. Sat on 0.75 acre plot, this mid-20th century house is being sold for the first time in its history. Whilst the decor is tired and in need of refurbishment, many of the original features have been retained by the family who commissioned its building in 1966 and who are selling it now.

Accommodation:

A bright entrance hall leads from an extended front porch. From here, doors open into the large living room, rear facing kitchen and the ideally placed guest cloakroom.

The living room runs the full depth of the house front to back and at over nineteen feet long is a substantial space, fulfilling the dual roles of living room and dining room should that suit your needs. Both ends of the room are graced with picture windows, ensuring the room remains bathed in natural light throughout the day.

The dining room is reached from the living room in an L-shape via an open archway. From here, a glazed door leads to the conservatory and an internal door provides access to the kitchen. The conservatory is a useful addition to the rear of the dining room, which itself could provide another area for relaxing, easily connecting out into the garden through a set of double doors.

The kitchen has a picture window overlooking the rear garden and two internal doors leading to the hall and the dining room. An external door gives access to the covered walkway and to the spacious utility room.

Upstairs is a spacious hallway, galleried over the staircase and well lit by two front facing windows. From here doors provide access to the four bedrooms and family bathroom, which has a bath with shower attachment. Three of the bedrooms are comfortably large enough to be considered generous doubles.





Exterior:

The house is set well back from the road on a good sized plot with a linked double garage. The approach to the house is via a long driveway running back through the wooded frontage before opening out in front of the house, providing abundant space for parking. The property is fully screened from the road by a swathe of mature trees and a thick laurel hedge running across the front of the lawn that fringes the driveway.

The plot is partly wooded, primarily with Hornbeam but also contains holly, oak and a variety of other species of tree, along with an abundance of wildlife. The house is situated fairly centrally within the grounds and has a densely wooded area taking up about half of the rear garden. Within this wooded area is a substantial timber workshop.

Location:

The property is situated in an extremely desirable area surrounded by fabulous countryside with village pubs and local amenities within easy reach at neighbouring villages of Datchworth and Tewin. A few minutes drive from mainline train services at Welwyn North, and a few miles from the A1 (M), this family home provides the best of both worlds – open countryside on your doorstep but easily connecting by road and rail both north and south for work and leisure, it's hard to beat.



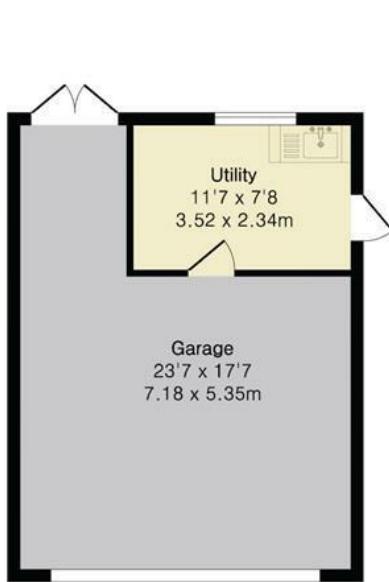


Approximate Gross Internal Area 1788 sq ft - 166 sq m

Ground Floor Area 743 sq ft – 69 sq m

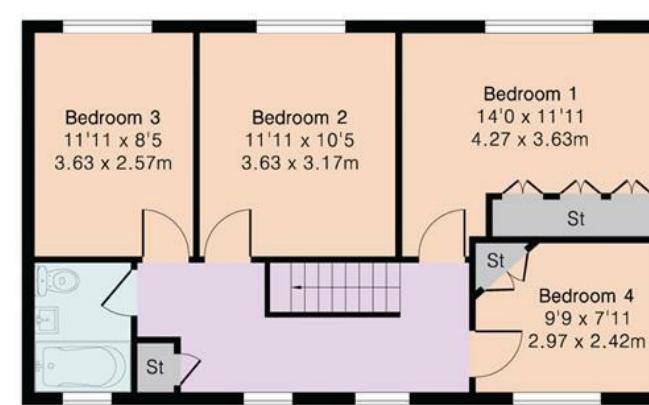
First Floor Area 632 sq ft – 59 sq m

Garage Area 413 sq ft – 38 sq m



Garage

Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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