



BY DESIGN

Guessens Road

Welwyn Garden City, Hertfordshire

Serenity Meets Space at Guessens Road

Welcome to a home that redefines tranquility and space - a modern retreat tailored for an active family, offering expanses both inside and out for play, entertainment, or simple relaxation away from the hectic pulse of life.

This elegant four-bedroom residence at Guessens Road presents a seamless blend of contemporary style with the timeless allure of suburban charm. Positioned in a well-established neighbourhood, it provides the perfect setting for family growth and boundless outdoor enjoyment.

The heart-stealing feature of this property is the expansive west facing garden, a serene sanctuary that captures the beauty of outdoor living, framed by mature trees that offer both beauty and privacy

Designed with the dynamics of modern family life in mind, the home is nestled within reach of essential amenities, ensuring a balance of countryside serenity and urban convenience. For the outdoor enthusiast and pet lovers, the surrounding area is a tapestry of scenic walks right on your doorstep.

Envision creating memories in a home that's both a comforting enclave and a hub for your family's active lifestyle.











Key features

Reception Rooms

The home boasts four reception rooms, each offering a unique ambience.

The main living room, a generous 12'2" x 18'6", is a canvas for family moments and relaxed evenings, complemented by a traditional fireplace and views of the garden.

A second reception room provides a cosy, intimate setting for conversations or a quiet reading nook.

The third reception, versatile and bright, can serve as a study, a child's playroom, or the perfect teenage den. If the four bedrooms upstairs are not enough it could equally serve as an additional guest room.

And a dining room, big enough for a large table and chairs, is the perfect space for family meals and entertaining friends.

Kitchen

This practical 13'4" x 11'9" kitchen is the heart of the home, featuring ample cabinet space and a comfortable dining area. It's a place where functionality meets the warmth of family life, with a window-side view that brings the outside in, encouraging a convivial atmosphere for every meal.

Utility Room & Additional Amenities

The ground floor is completed by a utility room, strategically placed for household management, and a convenient downstairs shower room, offering practicality for busy family life or accessibility for guests.

Key features

Bedrooms

The property's four double bedrooms are sanctuaries of rest and rejuvenation. The primary bedroom, measuring a substantial 13'4" x 11'9", offers a spacious haven, while the remaining bedrooms provide ample space for family members or guests, each with the potential to become a home office or hobby room.

Bathrooms

The home is served by a family bathroom, where simplicity and function are key. This space is well-maintained and poised for personalisation, ready to become an oasis of tranquility for a refreshing start or a relaxing end to the day. The presence of a downstairs shower room adds a layer of convenience, underscoring the home's thoughtful layout to cater to the needs of a bustling household or visiting guests.

Outside

The large west facing garden is a verdant retreat, inviting endless hours of gardening, play, or simply lounging in the sun. It's a canvas where memories are waiting to be created, whether through family gatherings, barbecues, or peaceful reflection amid nature.

Garage

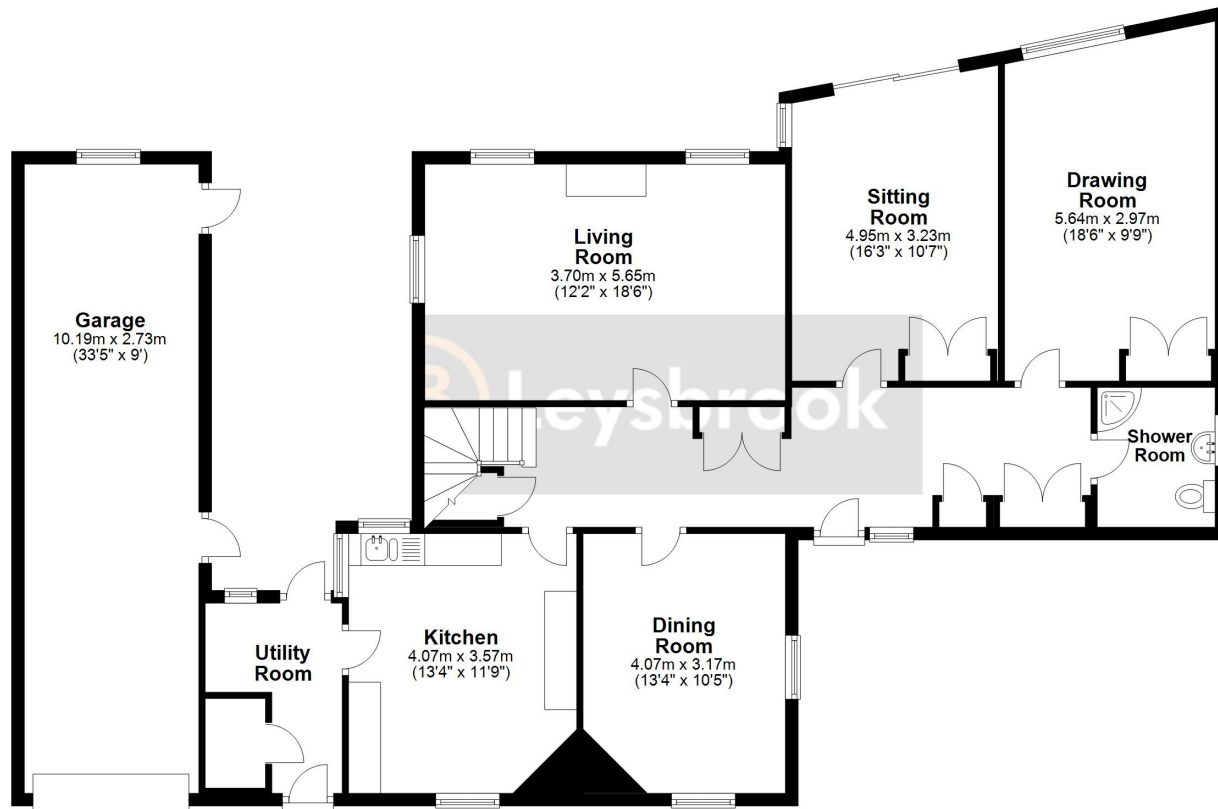
Beyond a mere parking space, the extensive double-length garage, at 33' x 9', opens up possibilities for a workshop, storage, or an area for hobbies, adding a layer of practicality to this family home.

A Place to Call Your Own

From the expressive decor in the study that encourages creative musings to the understated elegance of the dining space, each room in this Guessens Road home tells a story of comfort and personality. Here, you'll find the perfect blend of spaces for active family life, quiet work, and joyful celebration. With a garden that opens up to the sky and rooms that wrap you in warmth, this is a place where each day invites you to live fully and each corner offers a new memory to be made.

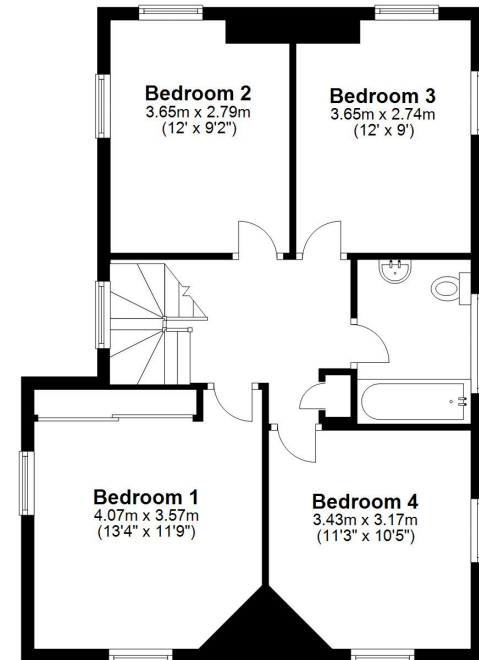
Ground Floor

Approx. 144.1 sq. metres (1550.8 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



Total area: approx. 204.5 sq. metres (2201.4 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

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National audience

local knowledge