



Sought after Location Within Tewin Wood

Newly fitted Kitchen

Detached Home on Private Road

Mature Plot of Approximately a Third Of An Acre

Four Bedrooms

Potential to Extend (Subject To Planning)



24 Bishops Road
Welwyn, AL6 0NP

Guide Price
£1,295,000

Thomas Childs & Co are delighted to offer this detached, four bedroom family home set on a prestigious private road in Tewin Wood. The property has been upgraded by the current owners but still has scope to further extend and modify (subject to planning) should the new owners wish to do so. Approached via a driveway, offering parking for a number of cars, this attractive home sits within a pretty, mature plot measuring approximately a third of a acre. The split level house offers briefly two reception rooms, a recently refitted kitchen with built in appliances and under floor heating. A cloakroom on the ground floor with four bedrooms and family bathroom split over the top two floors. All the windows have been replaced. At the rear is a full width timber deck giving a generous entertaining area and the garden is laid mainly to lawn with mature trees and recently planted hedging along its boundary. There is a large (30ft long) timber building at the end of the garden which requires some work to realise its full potential. We anticipate a lot of interest in this property which truly needs to be viewed to appreciate all it has to offer.

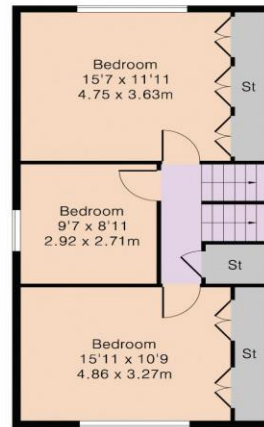
Approximate Gross Internal Area 1861 sq ft – 174 sq m
 Lower Ground Floor Area 591 sq ft – 55 sq m
 Ground Floor Area 419 sq ft – 39 sq m
 First Floor Area 522 sq ft – 49 sq m
 Second Floor Area 329 sq ft – 31 sq m



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

24 Bishops Road
Tewin
WELWYN
AL6 0NW

Energy rating

D

Valid until: **22 January 2034**

Certificate number: **0300-2981-0322-8390-3943**

Property type: Detached house

Total floor area: 174 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.