

Bryan Bishop
and partners

Canonsfield Road
Welwyn, AL6 0QH

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Summary

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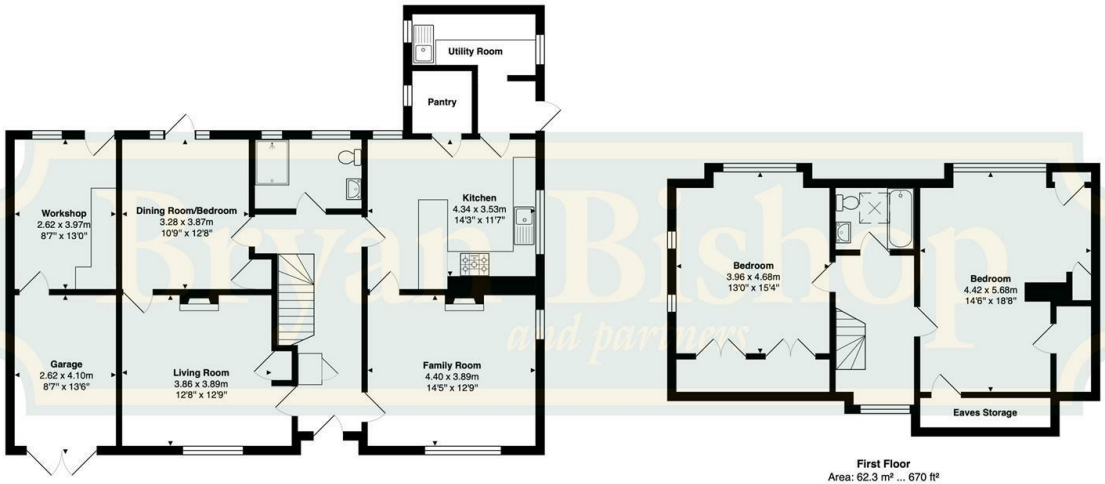
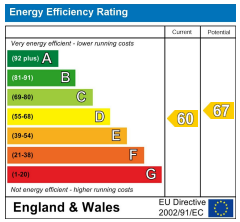
Bryan Bishop and Partners are delighted to bring to the market this outstanding two/three bedroom, two bathroom detached family home in one of the most prestigious roads in the highly desirable Oaklands area of Welwyn. This enchanting property sits modestly within a very large plot, yet the interior is deceptively spacious and skilfully designed to present flexible and adaptable living space that would comfortably embrace the option of a ground floor bedroom, ably supported by an adjacent ground floor shower room. The grounds are beautifully laid out and immaculately maintained, with a generous carriage drive to the front providing substantial parking, and expansive rear gardens that are just exquisite, with extensive landscaping of the very highest quality combining effortlessly with an extremely talented horticulturist to provide a cornucopia of different areas to explore and enjoy. This is already a wonderful family home, but also offers an extremely rare opportunity to seize the full benefit of the superb location and develop the property further subject to the usual consents.

Accommodation:
The pretty front door is flanked by opaque full height windows and set within a tiled roof porch with glass block panels either side, offering great weather protection yet keeping the area well lit. Inside is an elegant 'L' shaped entrance hall that extends back through the house and then turns to pass across the rear of the attractive staircase as it curves stylishly up to the large hallway above. The front facing windows join with two inset glass panels within the door to keep the entrance hall a light, bright space, further assisted by the natural daylight that cascades unhindered down the stairwell from the front facing window in the upper hallway.






Utility Room
Pantry
Workshop
2.62 x 3.97m
8'7" x 13'0"
Dining Room/Bedroom
3.28 x 3.87m
10'9" x 12'8"
Kitchen
4.34 x 3.53m
14'3" x 11'7"
Garage
2.62 x 4.10m
8'7" x 13'6"
Living Room
3.86 x 3.89m
12'8" x 12'9"
Family Room
4.40 x 3.89m
14'5" x 12'9"
Ground Floor
Area: 116.4 m² ... 1253 ft²
Bedroom
3.96 x 4.68m
13'0" x 15'4"
Bedroom
4.42 x 5.68m
14'6" x 18'8"
Eaves Storage
First Floor
Area: 62.3 m² ... 670 ft²
Total Area: 178.7 m² ... 1923 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
60
67
England & Wales
EU Directive 2002/91/EC







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