

Bryan Bishop
and partners

Canonsfield

Welwyn, AL6 0QB



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Bryan Bishop & Partners are delighted to offer for sale, on a chain-free basis, this beautifully presented four double bedroom family home, ideally situated within the highly regarded Oaklands area of Welwyn. This attractive property provides well-proportioned and versatile accommodation arranged over two floors, making it an ideal home for modern family living.

The property enjoys an enviable position, being within easy reach of a selection of local shops, highly regarded schools and the surrounding open countryside, whilst also offering excellent transport links. Both Welwyn North and Knebworth railway stations are readily accessible, providing direct services into London King's Cross, making this an appealing location for commuters.

The accommodation is presented to a high standard throughout and briefly comprises a spacious entrance hall with access to the principal reception rooms, a useful ground floor cloakroom, well-appointed kitchen/breakfast room with a range of integrated appliances, separate utility room and study. The generous dual aspect dining room provides an excellent setting for formal entertaining, whilst the impressive dual aspect lounge enjoys an abundance of natural light and offers a comfortable and inviting principal reception space.

To the first floor, a galleried landing leads to four generously proportioned double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

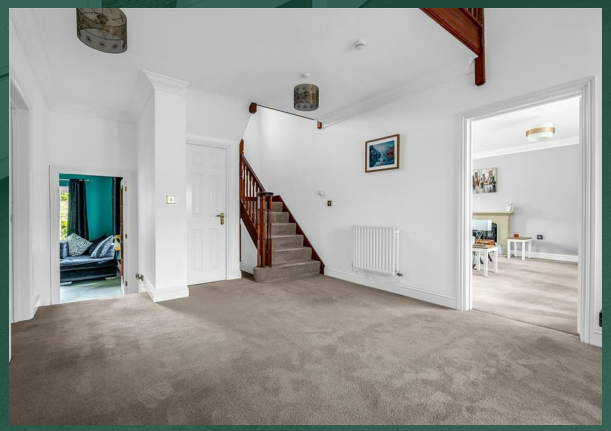
Externally, the property continues to impress with a large private driveway providing ample off-road parking, leading to a detached double garage. To the rear is a good-sized private garden, providing an excellent space for outdoor entertaining and family enjoyment.

Overall, this is a particularly appealing family home, offering generous accommodation, excellent presentation and superb access to both local amenities and commuter links.















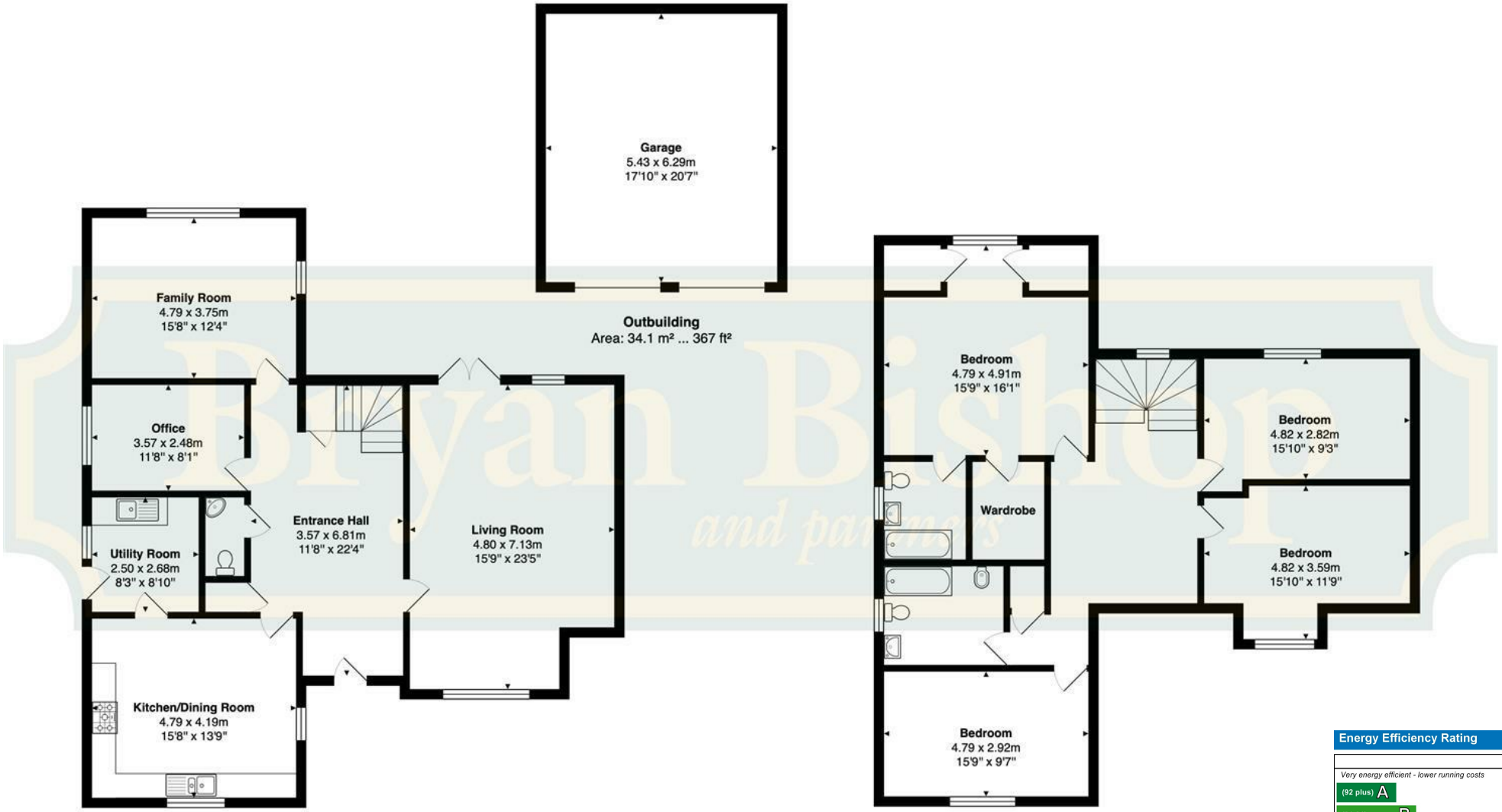


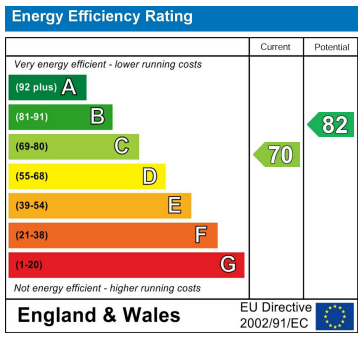









Garage
5.43 x 6.29m
17'10" x 20'7"
Outbuilding
Area: 34.1 m² ... 367 ft²
Family Room
4.79 x 3.75m
15'8" x 12'4"
Office
3.57 x 2.48m
11'8" x 8'1"
Utility Room
2.50 x 2.68m
8'3" x 8'10"
Entrance Hall
3.57 x 6.81m
11'8" x 22'4"
Living Room
4.80 x 7.13m
15'9" x 23'5"
Kitchen/Dining Room
4.79 x 4.19m
15'8" x 13'9"
Ground Floor
Area: 115.5 m² ... 1243 ft²
Bedroom
4.79 x 4.91m
15'9" x 16'1"
Wardrobe
Bedroom
4.82 x 2.82m
15'10" x 9'3"
Bedroom
4.82 x 3.59m
15'10" x 11'9"
Bedroom
4.79 x 2.92m
15'9" x 9'7"
First Floor
Area: 106.5 m² ... 1147 ft²
Total Area: 256.1 m² ... 2757 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
70
82
England & Wales
EU Directive 2002/91/EC



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