Bryan Bishop
and partners

Harwood Close

Tewin, AL6 0LF

Guide price £525,000

YAAAS

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Tewin, AL6 0LF

Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom, two bathroom family home set along a quiet residential cul-de-sac in the highly desirable village of Tewin. The property enjoys well planned and spacious accommodation arranged over three floors, making all of the bedrooms generous doubles in size, along with a smart en suite shower room to the principal bedroom and a well placed ground floor guest cloakroom. A detached garage resides at the far boundary of the garden, with separate external access from the rear of the property, which has been partitioned into a separate storage area and a useful utility/laundry room with its own door from the garden. The house is presented in excellent decorative order inside and out, ready for you to move in and enjoy.

Accommodation:

The pretty front door, inset with a number of patterned glass panels, opens into a nice entrance lobby that boasts its own front facing window, before leading through to an inner hallway that passes the door to the living room and a separate guest cloakroom before opening into the large kitchen/dining room beyond the stairs.

There is a great flow around the ground floor of this house, with the rooms connecting to each other as well as directly out into the hallway, making all of the generous space fully usable on a day to day basis. This asset is immediately evident in the living room, which has a door in from the hallway plus fully glazed double doors linking it easily to the dining room at the rear. The room is a good size and enjoys well balanced proportions, allowing you free choice as to how you configure and furnish the space, and is abundantly lit from both ends thanks to the large picture windows at the front and the glass doors to the rear.

The kitchen/dining room fills the whole of the rear of the house, offering a generous open plan space some eighteen feet in length. Again, the natural light is allowed to flood in unhindered with glazed double doors opening out from the dining area into the rear garden and large picture windows taking up most of the rear wall in the kitchen area. One end of the room is fitted out with a range of wall and floor mounted kitchen cabinets, offering ample storage and worktop space. Set within the units is a full range of integrated appliances, still leaving ample space for larger free standing items such a fridge/freezer. The remainder of the room is left as open floor space for you to use as best suits your family's needs. The room is comfortably large enough for a substantial family dining table and other occasional furniture, and it would be easy to fit in an extended island with a breakfast bar if so desired. At the rear of the garden is a separate area fitted with cabinets and a sink which is perfect as a utility/laundry room.

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Love You Bye

Up on the first floor are two of the bedrooms, both doubles, and the family bathroom. Both of the bedrooms benefit from fitted wardrobes, with the principal bedroom also boasting a lovely en suite shower room. A continuation of the attractive staircase takes you on up to the second floor where there is a fabulous bedroom suite and a neat storage room. The bedroom is a wonderful light, bright space thanks to the large dormer window to the rear and the front facing Velux window, and is easily able to accommodate a double bed, casual seating and other furniture such as a desk and cupboards. This is a perfect room for a young adult still at home who needs to stay connected to the rest of the family but would also appreciate some privacy.

Exterior:

A neat paved pathway leads to the front door, with areas of lawn on either side. To the left of the house is a further path that extends along the side, giving direct access to a really useful lockable gate that opens into the rear garden. The rear garden is fully enclosed and secure, and so is ideal for pets and children, with a large paved patio extending across the rear of the house giving a perfect place for outdoor casual seating and dining furniture, connecting simply with the inside via the glass double doors at the rear of the kitchen/dining room. Beyond the patio a paved pathway bisects a nice lawn as it runs down to the utility/laundry room, with a lovely raised all weather decking area alongside. Beyond the utility/laundry room is a large storage room which is reached from a separate access road to the rear.

Location:
The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located in the very centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 20 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City, Hertford, Stevenage, St Albans and Hatfield also ensure that a wide array of facilities are within easy reach.

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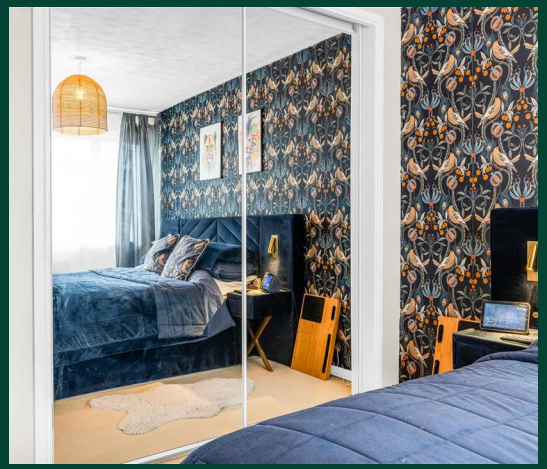
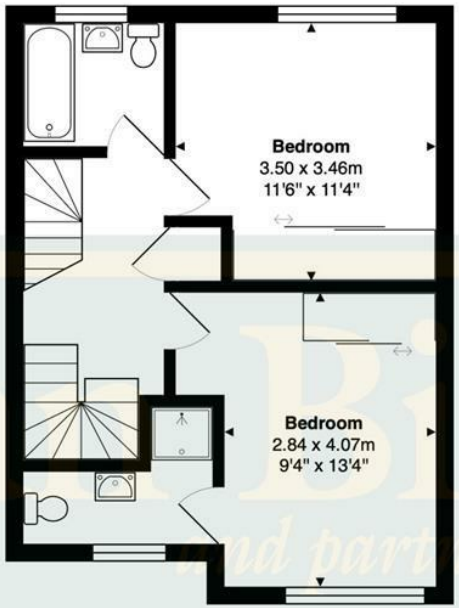
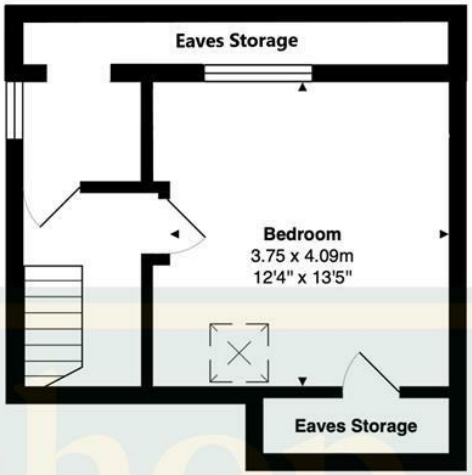


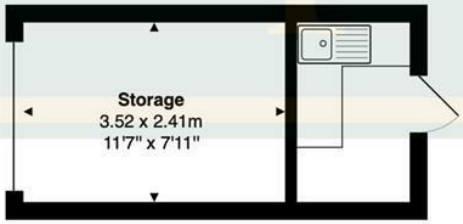
Ground Floor
Area: 43.3 m² ... 466 ft²



First Floor
Area: 40.5 m² ... 436 ft²

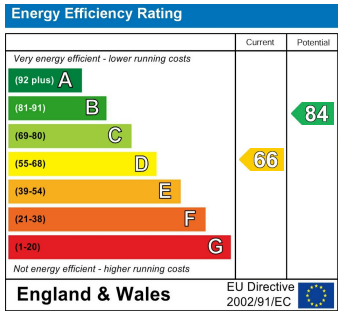


Second Floor
Area: 25.6 m² ... 276 ft²



Outbuilding
Area: 12.5 m² ... 135 ft²

Total Area: 122.0 m² ... 1313 ft²



LONDON STADIUM E20
WEST HAM UNITED

HARIBO
GIANT Strawbs

The World
WEST HAM UNITED v AZ ALKMAAR
UEFA EUROPA CONFERENCE LEAGUE SEMI-FINAL
LONDON STADIUM
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LET'S MAKE IT A NIGHT TO REMEMBER
WEST HAM UNITED v AZ ALKMAAR
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