



Bryan Bishop
and partners

School Lane
Welwyn, AL6 9PQ



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this splendid three double bedroom semi-detached house set on a large corner plot within a quiet residential area, perfectly located just a few minutes on foot from the bustling centre of the perennially popular village of Welwyn. With plenty of off-street parking and a detached garage, along with a large garden and flexible, spacious accommodation throughout, this is a fabulous family home presented in excellent decorative order and is offered chain free for a swift and smooth completion.

Accommodation:

The traditional front door has two beautifully designed and crafted stained glass panels set into it, with an additional patterned glass window above, which combine with another window at the top of the stairwell to fill the entrance hall inside with warm, welcoming light. The hall is a good size and shape extending around beyond the staircase that turns as it climbs to the first floor, and enjoys a fabulous tiled floor throughout. From the entrance hall doors lead into the kitchen and the dining room.

The dining room occupies the front corner of the house and is a good size, reaching nearly seventeen feet in length. It has a wide, open plan connection to the adjoining living room and is kept light and bright throughout the day thanks to a large window looking out over the front garden. Certainly it is more than spacious enough to encompass a generous dining table and chairs, still leaving ample room for other occasional furniture and also some casual seating is so desired, with the living room next door allowing a lot of flexibility as to how you choose to configure and furnish the space.

The living room is another large room with a well balanced shape that is almost square, again offering real flexibility on furniture choice and placement as well as being bathed in natural light through a large front facing trio of windows. There is a superb feature fireplace set into the outside wall, with an ornate hearth and hood that is flanked by beautifully decorated tiled panels, providing an attractive focal point as well as characterful winter warmth. Both of these rooms are easily interchangeable and capable of multi-tasking for you, making it a simple task to fit in a dining suite and still leave plenty of other family space available for sofas and chairs.





At the rear of the property is the kitchen, which like the rest of this skilfully designed house, is a good size and a nicely balanced shape, making the absolute best use of the ample space on offer. Three of the perimeter walls are lined with a variety of wall and floor mounted cabinets in a warm toned farmhouse style that coordinates perfectly with the tiled floor that extends through from the entrance hall. There is more than ample storage space available as well as plenty of food preparation worktop area, and a full complement of appliances are integrated within the cupboards. The room is kept full of natural light thanks to a large window that looks out into the conservatory, and despite the extensive cabinets there is still lots of free floor space to allow an easy flow in, around and through the space.

From one side of the kitchen a door opens through into a generous utility/laundry room complete with its own rear window, which then opens further into a separate well placed guest cloakroom.

The conservatory is to the rear of the kitchen, accessed through a part-glazed door, and is a premium quality installation. Built on a brick base and fitted with a superb tiled floor, this is a room for use 365 days a year, with opaque roof panels and multiple opening windows giving you full temperature control, along with double doors opening out into the rear garden. It is a wonderful space that will perform any role you require of it, and joins with the living room and dining room to really underpin the fantastic flexibility and adaptability that this house displays.

Upstairs are three bedrooms, all generous doubles with nicely balanced proportions, along with a good sized family bathroom.

Exterior:

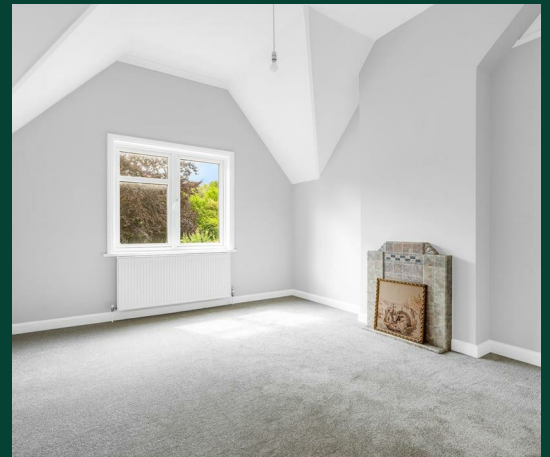
The paved driveway offers off-street parking for multiple cars as it extends along the side of the house to the detached garage at the rear, with more space across the front of the house that is currently configured as a neat garden that could be repurposed into more private parking if needed. A secure gate gives useful direct access from the driveway into the rear garden, which is secure and fully enclosed making it perfect for pets and children. To the rear is a large garden extending around the rear of the garage, and of a good length, that enjoys a lovely open aspect. It is mainly a substantial lawn with some raised flower beds dotted around the boundary, giving a wonderful space for time together as a family and with ample opportunity to introduce outdoor casual seating and dining furniture.

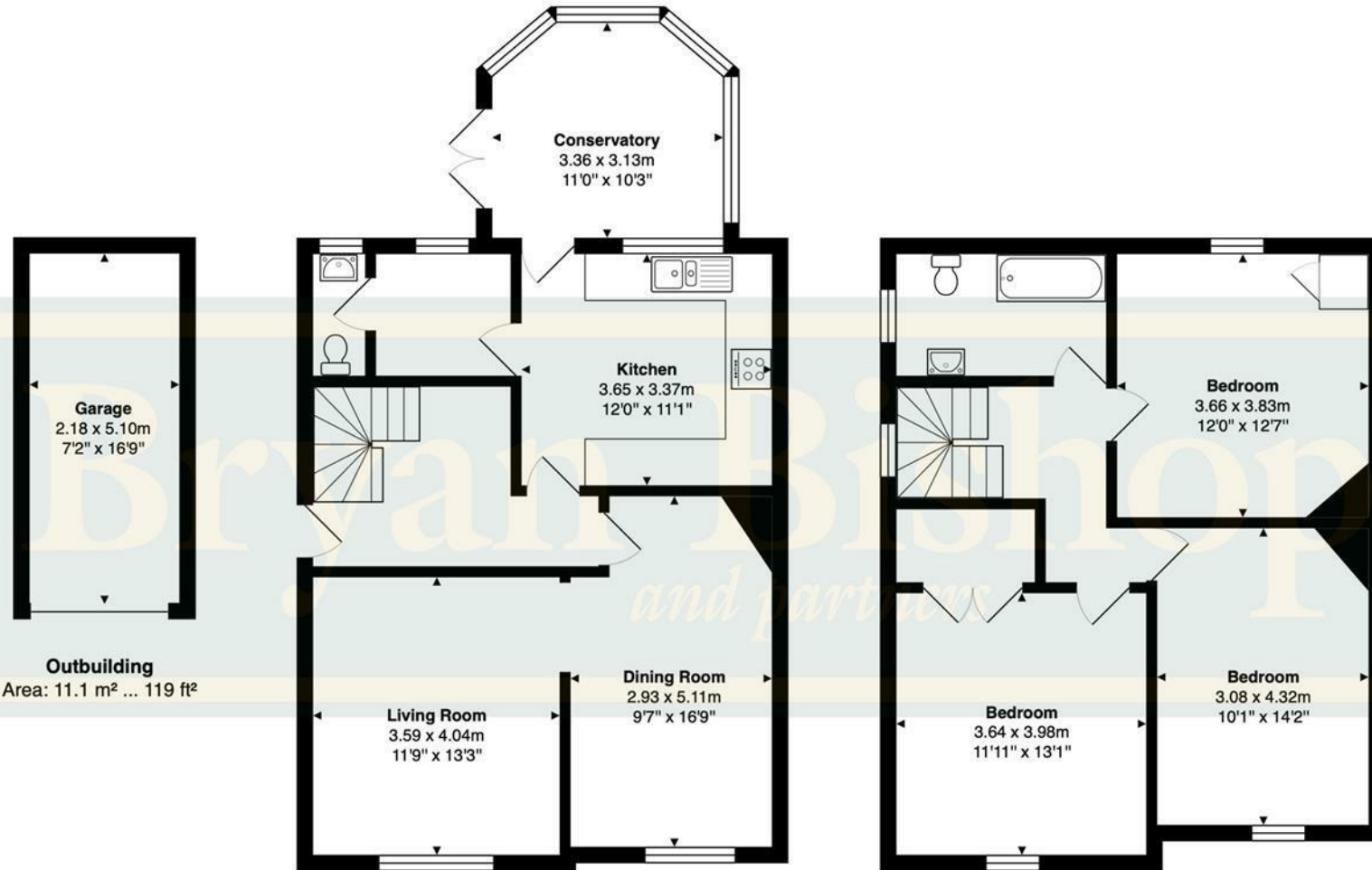
Location:

This charming property is ideally located in a quiet residential area just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.









Ground Floor
Area: 68.7 m² ... 739 ft²

First Floor
Area: 58.8 m² ... 632 ft²

Total Area: 138.5 m² ... 1491 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			
		58	74
England & Wales		EU Directive 2002/91/EC	



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