



Bryan Bishop
and partners

Saxon Road
Welwyn, AL6 9JR



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this exceptional three double bedroom, two bathroom family home set along a quiet residential road in the highly desirable south-west corner of Welwyn within easy reach of the bustling village centre. This property is the beneficiary of a recently completed extension and full refurbishment, both of which have been completed to the very highest of standards, effectively giving you the opportunity to buy a brand new house that also exhibits all of the benefits of expert workmanship and top quality materials one would expect in a traditional build. There is no work to be done on this house, just move in and enjoy the contemporary and intelligently planned space.

Accommodation:

This is an extremely attractive house throughout, and the appeal is striking from the first view, with a clean, modern front door set into an enclosed porch with opaque windows on all three sides. Inside is a generous entrance hall with a superb open pitch to the roof. It is a light bright space thanks to the multiple front windows and the first floor window at the top of the stairwell, just ideal for ensuring a warm welcome is received by all your visitors. The entrance hall follows an 'L' shape back from the front door around the end of the bull nose staircase, complete with a fabulous one piece glass bannister and clever cupboard beneath, before leading to the large living room then continuing back through the centre of the house, passing the well placed guest cloakroom and the valuable and spacious utility/laundry room as it does so, before opening into the fantastic kitchen/dining room at the rear.

There is a really nice easy flow around the house, and that begins in the living room which has access from the hallway and a neat connection through glazed double doors directly into the kitchen/dining room, a valuable asset for a busy family home. The living room is a large room at over sixteen feet long, abundantly lit by a large picture window overlooking the front garden, and enjoys nicely balanced proportions making it easily capable of swallowing multiple sofas and chairs along with other pieces of occasional furniture, still leaving ample free space to make the most of its well connected position within the house.

The open plan kitchen/dining room takes up the whole of the rear of the house, and is an absolutely delightful room. Certainly it is a large room by any measure, stretching to well over twenty feet in length, but it is flooded with natural light thanks to the multi part sliding door arrangement that effectively turns the whole of the rear into a wall of glass. Clever and stylish, it allows the room to enjoy unhindered views of the beautifully landscaped rear garden and gives a seamless connection between the inside and outside for summer parties, or just at-home days with the family. One end of the room has been cleverly allocated as the kitchen area with a complete run of bespoke wall and floor mounted cabinets and a generous worktop flowing out either side of the centrally positioned sink. An attractive island boosts the storage and worktop space substantially as well as providing a neat visual delineation of the separate areas within the room. Within the cabinets and the island are a full collection of integrated appliances, including twin ovens and an induction hob with an extractor above it. Of course the kitchen is ably supported by the large adjacent utility/laundry room, which is itself fitted with multiple cabinets, a separate sink, and is plumbed for a stacked washing machine and dryer. The remainder of the room is an open floor area for you to furnish however you wish. Large enough for a generous dining table and chairs, there is a lovely banquette seat installed along the outside wall that offers a stylish and fun dining option.

Upstairs there is a spacious hallway with its own front facing window that leads to each of the three bedrooms and the family bathroom which has a bath fitted with a rainfall shower and shower screen above it. All three of the bedrooms are doubles in size, with the principal bedroom enjoying a full wall of fitted wardrobes and a luxury en suite shower room.

Exterior:

The whole property is presented in immaculate condition and that includes the front and rear gardens. The frontage is fresh, clean and smart, with wide paved steps leading down the side of a large block paved parking area before it meets the front door and then continues along the side of the house to a secure gate that usefully opens into a pathway directly accessing the rear garden, which is secure and fully enclosed making it ideal for pets and children. The rear garden has been extensively and creatively landscaped to provide multiple areas for outdoor casual seating and dining furniture. An expansive patio extends the full width of the kitchen/dining room, making the absolute best use of the seamless connection out from the house, before paved pathways zig zag back across the rest of the garden to a further patio area to the rear, with a large storage/potting shed in one corner. The garden has a wonderful open aspect all around it and enjoys abundantly planted flower beds interspersed between the patios and pathways creating a lovely space for spending time together as a family and for entertaining guests.

Location:

This fabulous property enjoys an idyllic location within the popular south-west corner of Welwyn Village, just a few minutes from the high street, 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.





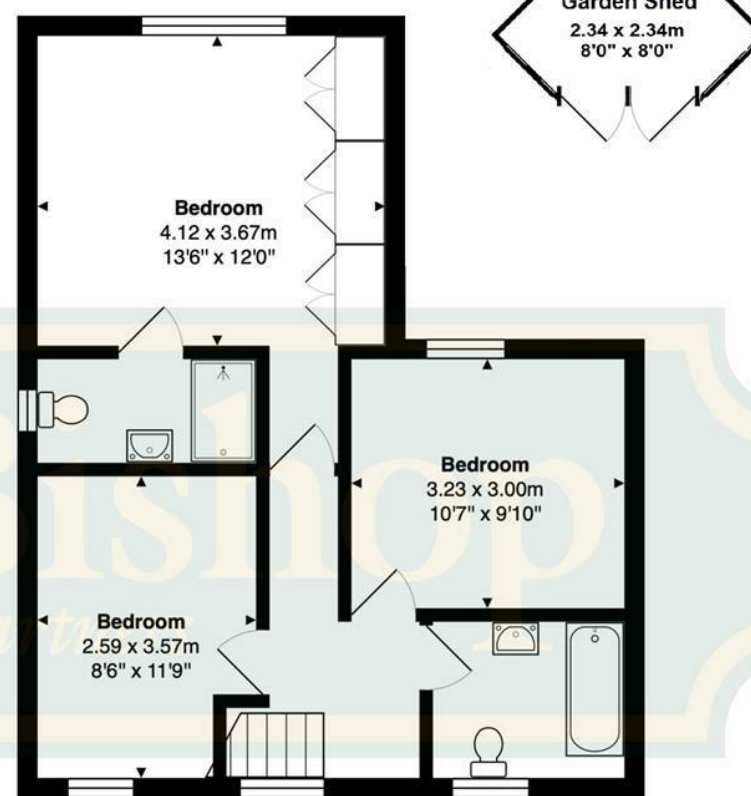








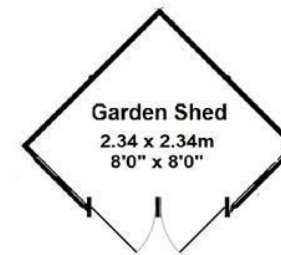
Ground Floor
Area: 59.3 m² ... 638 ft²



First Floor
Area: 50.2 m² ... 541 ft²

Total Area: 109.5 m² ... 1179 ft²

Total Area (including Garden Shed): 114.97 m² ... 1237.52 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		
England & Wales		
EU Directive 2002/91/EC		









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