



Bryan Bishop
and partners

Bishops Road
Tewin, AL6 0NP



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CHAIN FREE - Bryan Bishop and Partners are proud to present this rare opportunity to own four / five double bedroom detached family home, set on an approximately half an acre plot in the desirable Tewin Wood. Located on a highly sought-after private road it is well presented and also offers scope for development and extensions subject to usual planning consents.

The versatile ground floor features a sizable entrance hall, a dining room, a generously proportioned triple aspect living room, an office/study, a well-appointed kitchen-breakfast room, a utility room, and a downstairs cloakroom. The ground floor lends itself to entertaining given the spacious nature of the rooms and access to the garden from both the kitchen and living room.

Upstairs, there are four double bedrooms, including an en-suite to the master, two additional family bathrooms, and a spacious playroom that could serve as a fifth bedroom.

Outside, the property boasts a substantial southwest facing rear garden complete with an expansive patio, seating and dining areas, a lawn, and secluded woodland offering privacy.

To the front, a double garage and a carriage driveway provide ample off-road parking, enhancing the property's appeal.

Tewin Village lies 5 miles to the West of Hertford and 3 miles to the north of Welwyn Garden City, it has a strong community of residents who assist with the running of the village shop and organise Tewin Fete on Lower Green every year. It has a Church of England Primary School, Tewin Cowper and the independent schools of Heath Mount and Haileybury at Watton at Stone and Hertford respectively. Welwyn Garden City and Hertford provide a variety of shops and eating establishments and access to the rail network on the main East-Coast line.





GROUND FLOOR

Entrance Hall

Dining Room 16'8" x 9'4"

Living Room 21'5" x 12'11"

Kitchen/Breakfast Room 11'5" x 20'3"

Office 8'0" x 13'6"

Utility Room 5'4" x 9'10"

Garage 20'11" x 10'1"

W/C

FIRST FLOOR

Master Bedroom 13'8" x 12'9"

En-Suite

Bedroom Two 10'7" x 12'1"

Bedroom Three 18'2" x 10'11"

Bedroom Four 12'1" x 9'10"

Bedroom Five 11'4" x 9'11"

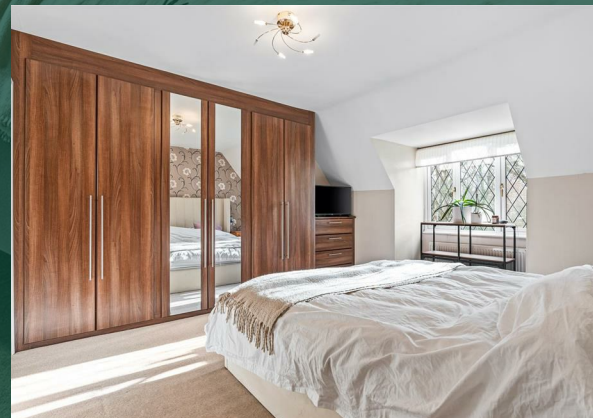
Family Bathroom

Family Bathroom Two

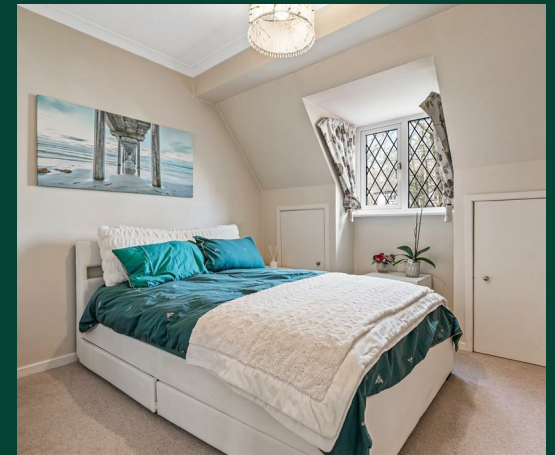
EXTERIOR

Driveway

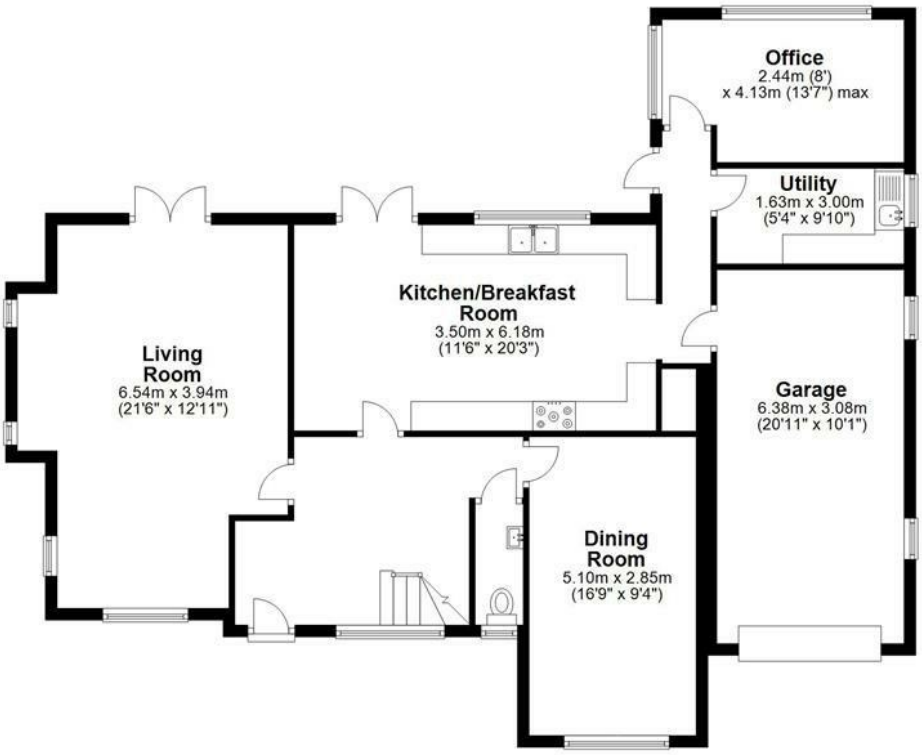
Garden







Ground Floor
Approx. 118.5 sq. metres (1275.3 sq. feet)




First Floor
Approx. 99.0 sq. metres (1066.2 sq. feet)



Total area: approx. 217.5 sq. metres (2341.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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