



**Bryan Bishop**  
*and partners*

**Rooks Hill**  
Welwyn Garden City, AL8 6ET

Guide price £725,000



# Rooks Hill

Welwyn Garden City, AL8 6ET

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this fabulous three bedroom semi-detached family home set along a quiet residential road on the popular west side of Welwyn Garden City. The property is ideally located within easy reach of the city centre yet enjoys a generous plot that includes good sized gardens front and back and a long driveway offering ample off-street parking as it extends back alongside the house to a detached garage. The whole property is fitted with thermally efficient UPVC double glazed windows, whilst inside there is a guest cloakroom, two large open plan connected reception rooms and a superb garden room joining the kitchen on the ground floor, with three bedrooms and a family shower room upstairs.

## Accommodation:

The attractive glass panelled front door is set within a smart sheltered recess and opens into a neat entrance hall within, nicely lit by the glazed front door with the light further boosted by a large window at the top of the curved staircase. From the entrance hall there is direct access into the kitchen at the rear and a well placed guest cloakroom with its own side facing window.

The kitchen is well laid out, ensuring everything you need falls readily to hand, with a high level window to the side and a part-glazed door opening out into the rear garden. There is a full complement of wall and floor mounted cabinets along both side walls, offering ample storage and worktop space, along with a designated space for a free standing cooker.

From the kitchen a door opens through into the dining room. This is a large room of well balanced proportions that will easily swallow a generously sized dining table and chairs along with other occasional furniture, and works hand in hand with the adjoining living room, easily accessible through a nicely shaped open plan archway, to provide a substantial interchangeable and adaptable combined living space that is perfect for modern family life.

The front facing living room is a little larger than the dining room and flooded with natural daylight thanks to the wonderful extended bay window overlooking the front garden. Again it is a nicely balanced space, allowing you plenty of options when you choose how to lay it out and furnish it, and it is plenty large enough for a generous three piece suite and enjoys a lovely wood burner set within the centrally positioned feature fireplace.







To the rear of the dining room is the fabulous garden room, with a fully glazed door opening between them flanked by full-height windows either side. This is a delightful room with three quarter height windows filling two of the walls and glazed double doors out into the garden set diagonally into the rear corner. Fully connected for heat, light and power, this room has all of the benefits of a conservatory without any of the drawbacks and should absolutely be considered as another room in the house. Again it is generously sized and of a usable shape and really adds to the flexibility of the house. It is a room for use all year round at any time of the night or day, so it can be whatever you want it to be. Certainly it benefits from its south facing position to make a wonderful day lounge/sun room, but would work equally well as a dining room, or maybe multi-tasking for you as an office/playroom. The choices are almost endless and whatever you choose to use it for it will fulfil the role in exemplary fashion.

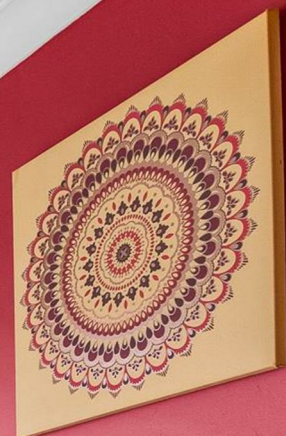
Upstairs there is a hallway running back through the house, kept light and bright throughout the day by the large window at the top of the staircase, which leads to each of the three bedrooms and a smart family shower room. Two of the bedrooms are comfortably doubles in size, with the larger one benefiting from a long run of fitted wardrobes.

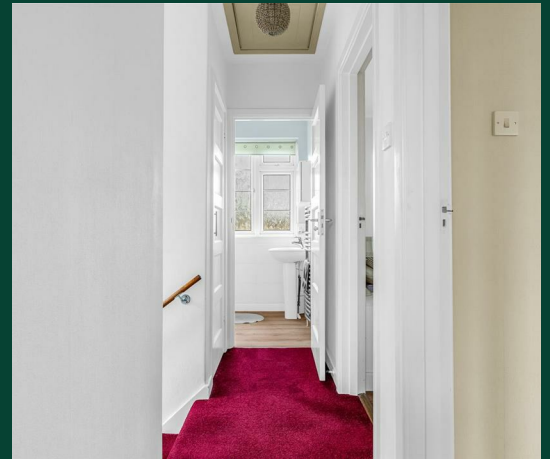
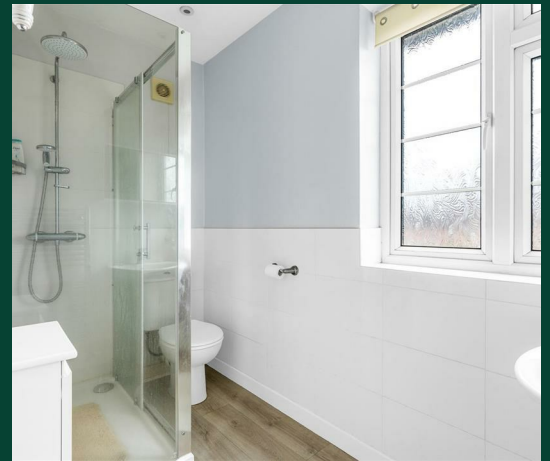
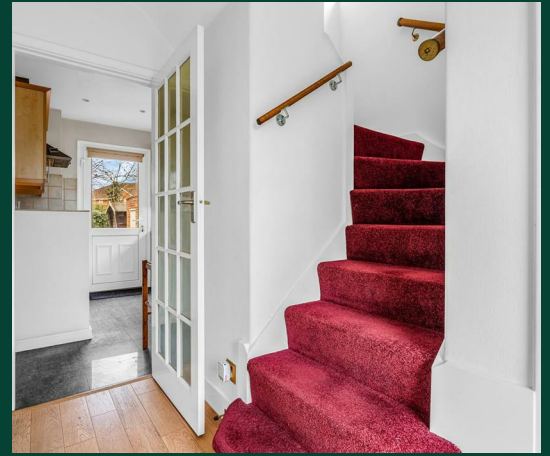
#### Exterior:

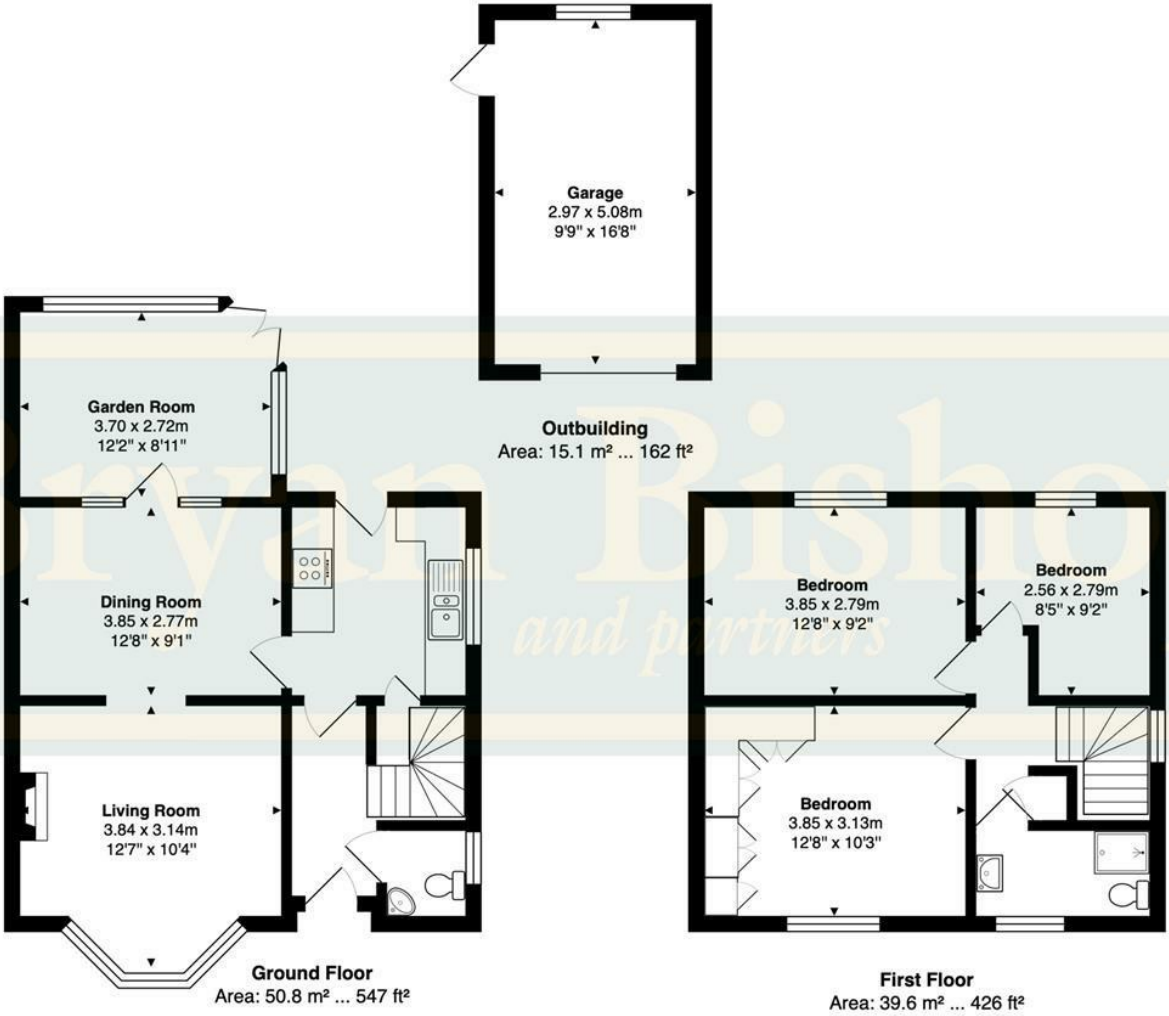
The house is set well back from the road, allowing a long driveway to extend past the front garden and the house before reaching the detached garage to the rear. There is plenty of off-street parking which could be dramatically expanded across the ample frontage if required, subject to any necessary consents. The main frontage is laid to lawn with a densely planted deep border at the front boundary, offering a wide variety of attractive bushes and shrubs. There is separate secure gated access from the driveway into the rear garden, which is ideal for pets and children as it is fully enclosed and secure. To the rear there is a nice decking area outside the garden room, with a further paved patio area giving useful pedestrian access through a door into the rear corner of the garage. The rest of the space is a good sized lawn flowing back through the garden past a smart brick built pond, a neat garden shed and a log store. There is a lovely open aspect all around the rear garden which is south facing and so ideal for spending time together with family and friends.

#### Location:

This property is perfectly located on the extremely desirable west side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).







Total Area: 105.5 m<sup>2</sup> ... 1136 ft<sup>2</sup>

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









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