



**Bryan Bishop**  
*and partners*

**Welwyn Hall Gardens**  
Welwyn, AL6 9LF



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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this extremely attractive three bedroom, two bathroom family home in a tranquil residential location, yet just yards from the centre of Welwyn village. Presented in absolutely immaculate condition inside and out, this is a versatile property set within a small select development that has all of the environmental and cost benefits of a mid-terrace house but still enjoys plenty of living space, which includes a ground floor guest cloakroom, a lovely en suite shower room to the principle bedroom, a separate garage en bloc and a generous rear garden. Beautifully appointed and decorated throughout, this is a house ready to make your home with absolutely no effort required from you at all. Just move in and enjoy !

## Accommodation:

The pretty front door, inset with decorative stained glass windows, is set with a brick built tiled roof porch and opens into a generous entrance hall with a great view right through the house and out into the spacious rear garden. From the hallway doors open into the living room and kitchen, as well as the ideally placed guest cloakroom, whilst the stairs, complete with nicely carved spindles and shaped newel posts, turn elegantly as they climb up to the first floor. There is a fabulous attention to detail in the styling and decoration of this house which is clearly visible in every aspect of every room, and this begins in the entrance hall. Premium quality flooring sits perfectly beneath the two tone painted walls which are split by a dado rail that climbs the stairwell and extends fully around the hallway above. The ground floor layout ensures a free and easy flow around the house, with doors from the entrance hall into the living room and kitchen, but also an open plan connection from the living room into the dining room, that in turn directly links through to the kitchen. It's a great layout both for hassle free day to day living and when entertaining guests.

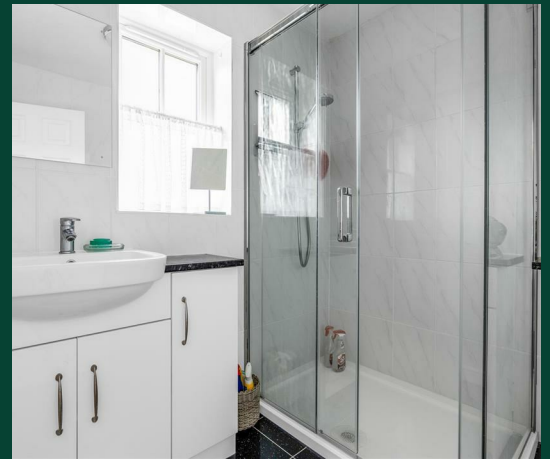
The front facing living room is a large room by any measure at eighteen feet long, but also enjoys nicely balanced proportions. Abundantly lit by a large window to the front aspect as well as from the dining room to the rear, there is an elegant dado rail and a superb ornate cornice, with a stylish modern fire surround housing a coal effect fire. The room is comfortably large enough for multiple sofas and chairs, as well as other occasional furniture if you wish, and gives you almost limitless options as to how to configure and furnish the space to best suit your family's needs.

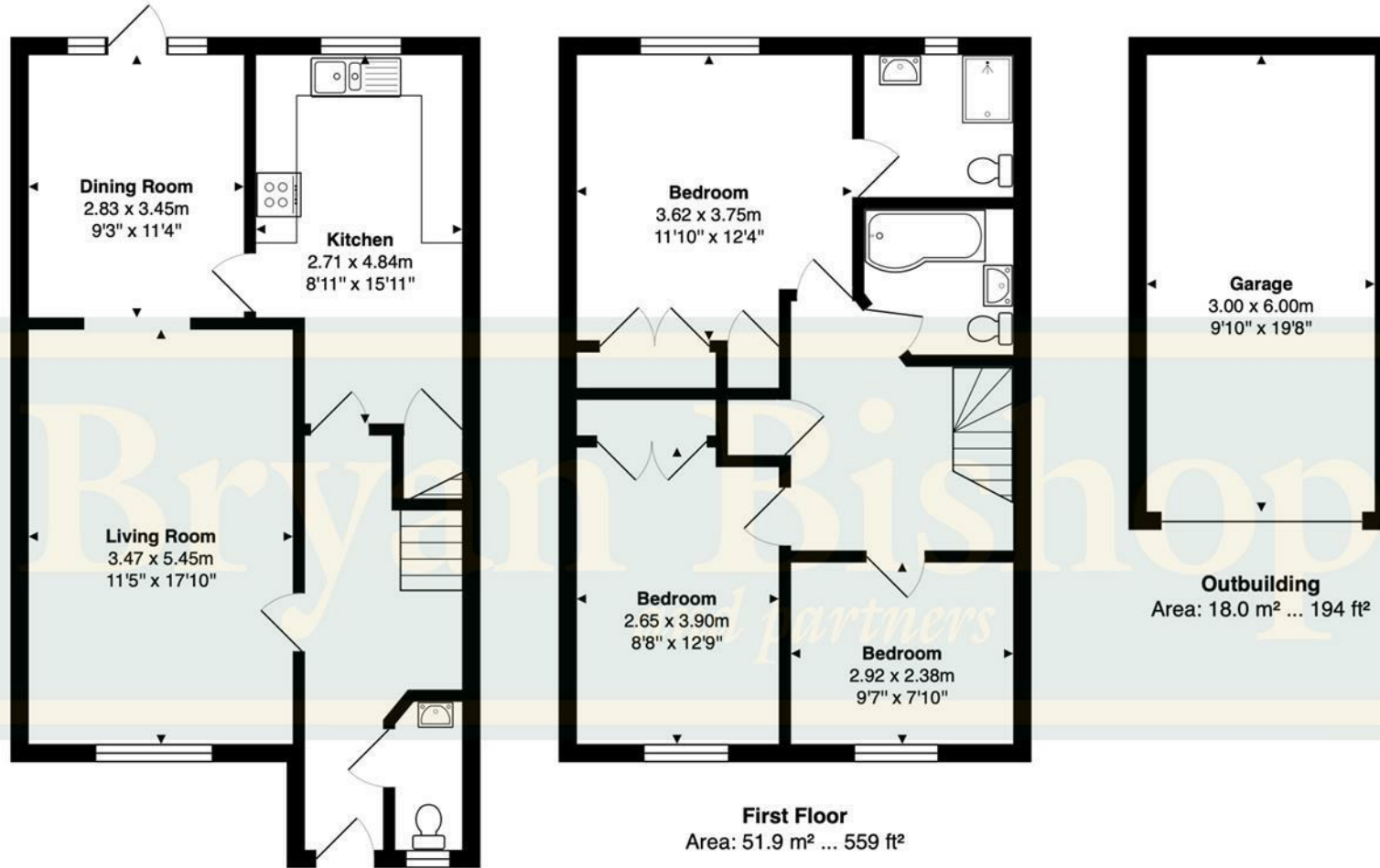
A neat archway leads through to the adjoining dining room, which has direct access into the kitchen as well as a fully glazed door opening onto the rear patio flanked by generous windows either side. This is a lovely light, bright room just perfect for taking meals together as a family or with friends, with the seamless connection out into the garden really boosting its usability. It is another well proportioned room that would easily cope with a substantial dining suite as well as other cupboards and occasional tables.











Total Area: 124.4 m<sup>2</sup> ... 1339 ft<sup>2</sup>

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 85        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 72                      |           |
| (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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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