



Bryan Bishop
and partners

Rooks Hill
Welwyn Garden City, AL8 6ET

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Summary

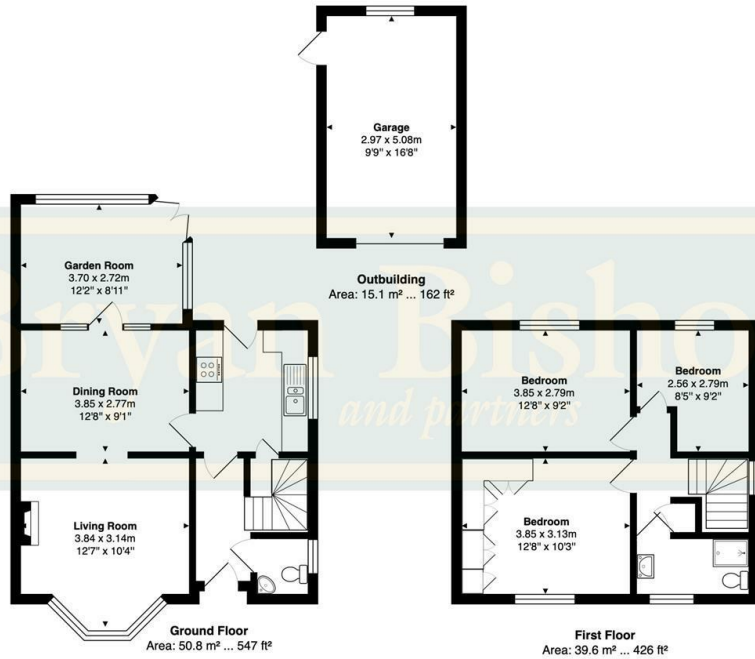
Summary:
Bryan Bishop and Partners are delighted to bring to the market this fabulous three bedroom semi-detached family home set along a quiet residential road on the popular west side of Welwyn Garden City. The property is ideally located within easy reach of the city centre yet enjoys a generous plot 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





Total Area: 105.5 m² ... 1136 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		79
	(55-68) D	64	
	(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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