



**Bryan Bishop**  
*and partners*

**Mill Lane**  
**Welwyn, AL6 9ET**

# Mill Lane

## Welwyn, AL6 9ET

### Summary

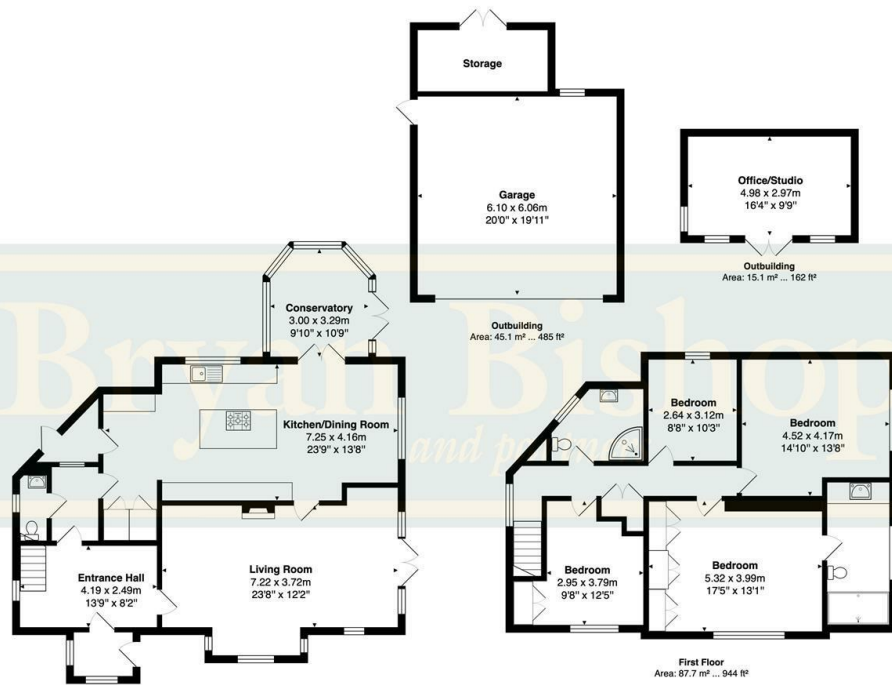
#### Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning four bedroom, two bathroom detached residence enjoying a prime and rarely available location right at the heart of the extremely popular and vibrant village of Welwyn. Despite its central village position this beautiful property provides generous and elegantly proportioned space for the whole family, both inside and out, including a detached double garage set at the end of a gated double width driveway and a superb office/studio within the ample, part-walled gardens. This really is a once in a lifetime opportunity not to be missed!

#### Accommodation:

The imposing frontage features a wrought iron gate opening into the front garden, beyond which is a part-glazed front door set beneath a cantilevered porch roof, opening into a neat entrance lobby with windows to two sides. From here a fully glazed door opens into the fabulous reception area, which typifies the whole of this property, as it is simply bursting with style, elegance and attractive architectural features throughout. A perfect space for ensuring all your visitors receive a warm welcome. The house has a lovely free flow around it, with multiple doors in each of the ground floor rooms allowing them to effortlessly link together, which is sure to prove an invaluable asset both for day to day life and when entertaining guests. From the reception hall doors lead off into the front facing living room, and through an internal lobby which houses the well placed guest cloakroom, into the large Kitchen/dining room to the rear.





Ground Floor  
Area: 100.4 m<sup>2</sup> ... 1061 ft<sup>2</sup>

Total Area: 248.3 m<sup>2</sup> ... 2672 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	77	79
55-60	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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