



Bryan Bishop
and partners

Leonards Close
Welwyn, AL6 0QJ

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this stunning four bedroom, two bathroom, detached family home set at the end of a quiet residential cul de sac in the ever popular Oaklands area of Welwyn. The generously proportioned accommodation is arranged on a single floor and boasts a huge living/dining room with a glorious open pitched ceiling, basking in the abundant daylight flooding in through the many full-height windows. Outside is a very generous plot allowing substantial space to the front and rear of the bungalow, which presents an imposing and stylish picture celebrating its bold asymmetric, Scandinavian inspired, design.

Accommodation:

Light and space are the recurring themes throughout this wonderful property, both internally and externally, and that is immediately apparent as you approach the front door, which is set into a neat covered porch. The door itself is adorned with two decorative glass panels and flanked by full height opaque windows either side. Inside is a spacious entrance hall with a door into the kitchen and double doors into the living/dining room. Intelligent design enables the main living areas to be readily accessed from the entrance hall, whilst a further hallway then extends through the remainder of the house giving access to the more private areas, being the four bedrooms and family bathroom.



Approximate Gross Internal Area 1572 sq ft - 146 sq m
(Excluding Garage)

Garage Area - 290 sq ft - 26.95 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		78
55-68	D	66	
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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