



Bryan Bishop
and partners

Rayfield
Welwyn Garden City, AL8 7HR

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Summary

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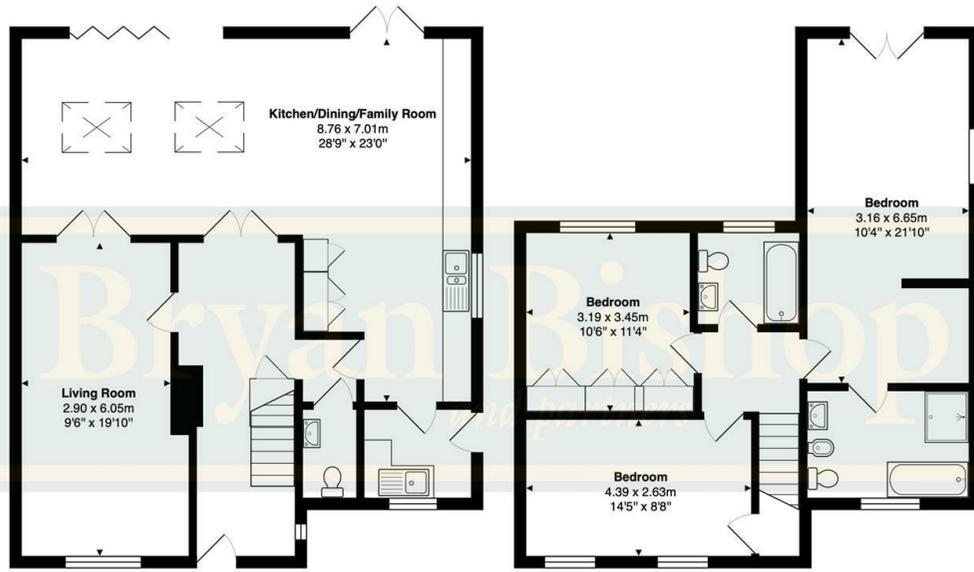
CHAIN FREE - Bryan Bishop and Partners are delighted to bring to the market this outstanding three bedroom, two bathroom family home set at the end of a quiet residential cul-de-sac in the ever popular Welwyn Garden City. This fabulous semi-detached house has been dramatically extended and remodelled on both floors, now presenting exceptional ground floor living space and three large double bedrooms within an unusually spacious corner plot. This property ticks all the boxes for modern family life and is a rare opportunity not to be missed.

Accommodation:

The pretty front door, with inset decorative leaded light glass panels, welcomes you into a spacious, bright entrance hall that stretches back through the house into an inner hallway towards the rear, offering a great extended view through the part glazed double doors at the far end of the inner hallway, through the kitchen/dining/family room and out into the garden beyond. The inner hallway, as well as having double doors opening into the kitchen/dining/family room, also has doors leading into the living room, a perfectly placed guest cloakroom, and a further door providing useful direct access into the kitchen area. There is a great flow to this property, with all of the ground floor rooms linking together through multiple access points, making it really work as a busy family space.

The front facing living room typifies this arrangement, with access from the inner hallway and double doors opening through into the





Ground Floor
Area: 83.8 m² ... 902 ft²

First Floor
Area: 62.0 m² ... 667 ft²

Total Area: 145.7 m² ... 1569 ft²



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