



**Groom Place**  
Welwyn Garden City, AL7 1GG

**Bryan Bishop**  
*and partners*

# Groom Place

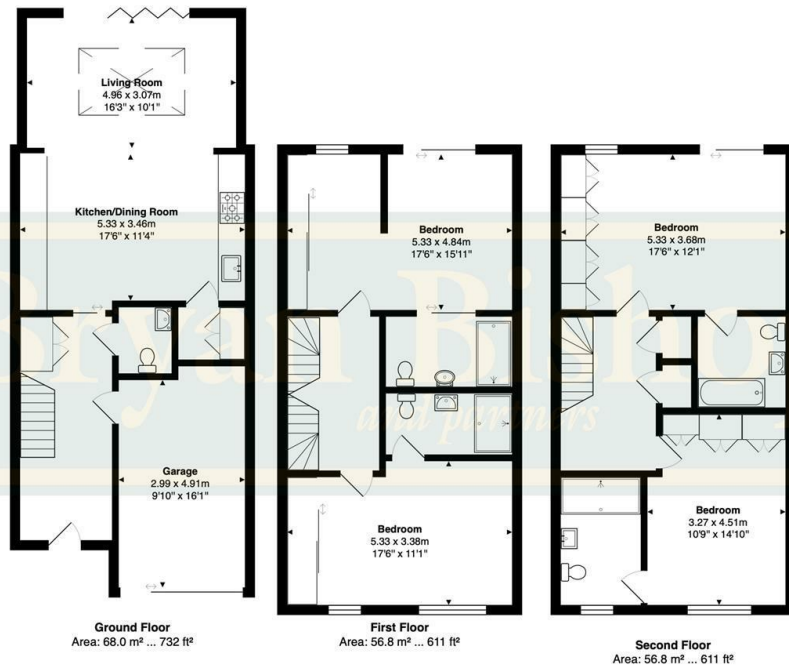
## Welwyn Garden City, AL7 1GG

### Summary

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Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning four bedroom, four bathroom townhouse set within a highly desirable exclusive private gated development within easy reach of the vibrant centre of the ever popular Welwyn Garden City. Constructed using the very highest quality materials and craftsmanship throughout, this superb house, arranged over three capacious floors, is presented in immaculate decorative order inside and out and represents the absolute epitome of contemporary living space. The extremely high end specification includes underfloor heating throughout, full air conditioning, an extended living room complete with a stunning roof lantern that connects open plan to the bespoke kitchen and opens through full width infinity doors into the lovely rear garden, four substantial bedrooms all boasting en suite bathrooms, and an integral garage with a super-cool wrap around sliding door.





| Energy Efficiency Rating                                                                                                                                                                                                                                                       |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <b>92</b> |
|                                                                                                                                                                                                                                                                                | <b>85</b> |
|                                                                                                                                                                                                                                                                                |           |
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| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                      |           |



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