



Bryan Bishop
and partners

Mandeville Rise
Welwyn Garden City, AL8 7JT



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Summary:

Bryan Bishop and Partners are delighted to bring to market this exceptional detached double fronted, four double bedroom, two bathroom family home set on one of the most prestigious roads in the area, within the highly desirable west side of Welwyn Garden City.

The property is extremely generously proportioned, and the architect has skilfully matched the imposing and impressive exterior with a clear focus on generous and well balanced room sizes throughout.

It also offers a real opportunity for a comprehensive work from home facility, with a very large office/studio enjoying a separate external entrance from the front driveway.

Set on a substantial plot, with large gardens to the front and rear, along with off-street parking for multiple cars, this house really offers the best of both worlds, ample space to live and yet within a few minutes of the vibrant and thriving centre of Welwyn Garden City.

Accommodation:

This house really celebrates the craftsmanship and premium quality materials that are evident throughout.

The main entrance, with an opaque glazed front door that opens into a neat entrance hall featuring a useful cloak room. From here a further door, matching the style of the front door, opens into the reception area which leads onto the living room, dining room, kitchen and a well placed downstairs w/c.

The dining room is one of the two front facing rooms to enjoy the benefit of large windows set in an elegant bay. It is a lovely room with a classically styled interior that is just drenched in daylight. It offers a wonderful environment for dining together with family and friends.

Across the hallway is the living room, another room with a gorgeous bay window overlooking the front garden. Larger than the dining room at around twenty-three feet long it also boasts a log burner set into a modern fireplace.

Fully glazed double doors to the rear of the living room reveal the light and bright garden room. This is a great sun room, enjoying all of the benefits of a conservatory without any of the drawbacks and is big enough to be a dining/breakfast room that opens directly onto the garden patio.







The kitchen occupies the central part of the rear of the house and is flooded with natural light thanks to the rear facing window, glazed external door and a large roof light.

Generously sized, like all of the rooms in this lovely house, it boasts wall and floor mounted cupboards fitted around the perimeter, ensuring you will never be short of storage or worktop space. The centre piece is a fabulous central island, which also offers a superb breakfast bar/social space, just perfect for a grab and go meal or a glass of wine while dinner is being prepared.

Integrated within the cabinets is a full range of all the appliances you may need, all of them premium brands as you would expect in a house of this size and quality.

Adjacent to the kitchen is a spacious utility/laundry room with fitted cupboards, a sink and plumbing/power for a washing machine and tumble dryer. With direct access from the utility/laundry room and kitchen, as well as a separate hallway leading from a second front entrance, the office/studio could also be a workshop, games room, playroom, TV/cinema room or even a teenage hang out space. The choices are almost endless and really serve to illustrate the amazing flexibility this house possesses in abundance.

Upstairs are four double bedrooms and two separate bathrooms, one with a shower and the other with a bath plus a shower. Intelligent design shows again here with both bathrooms accessible from the upper hallway, making them available to the whole family at all times.

Exterior:

The imposing house is surrounded by other similarly large houses and is set well back from the road, with plenty of off-street parking on the block paved driveway as it sweeps around the large well maintained front lawn edged with low level hedging.

Separate gated access is available to the rear garden which is secure and enclosed and so ideal for pets and children.

A block paved patio runs the full width of the rear of the house, neatly linking the doors from the kitchen and garden room and providing a wonderful sheltered space for outdoor seating and dining furniture. Beyond the patio is a pretty, shaped lawn with deep flower borders surrounding it, filled with mature well kept plants, shrubs and occasional specimen trees, with a lovely timber summer house in the far corner.

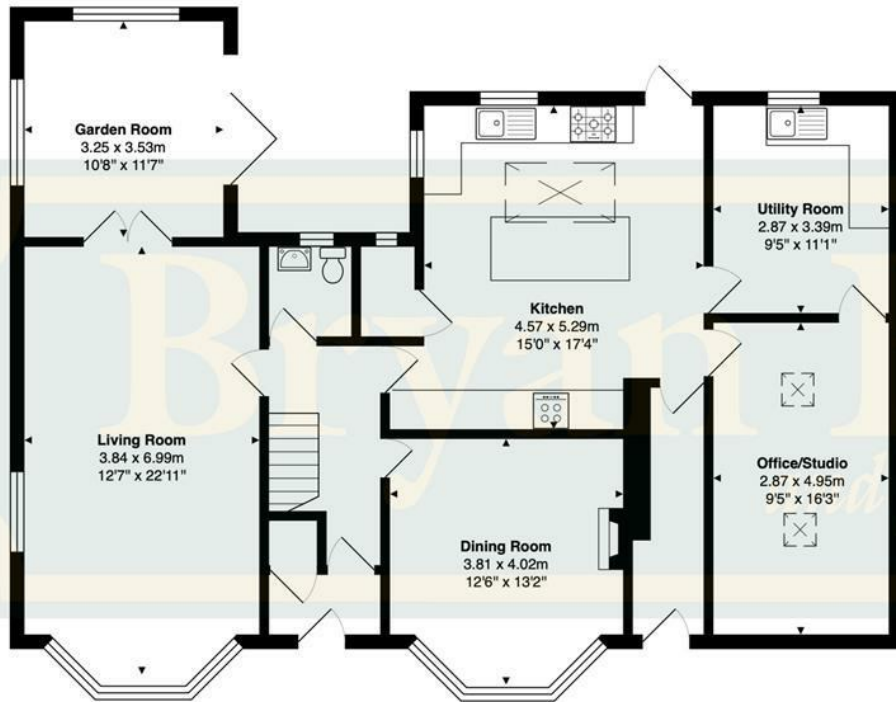
Location:

This property is perfectly located on the extremely desirable west side of Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, with frequent services running North and South. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1M.



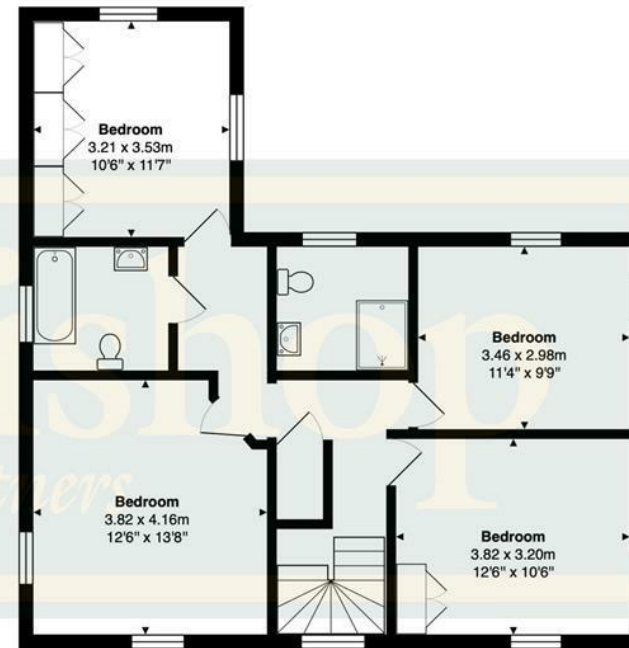






Ground Floor
 Area: 121.6 m² ... 1309 ft²

Total Area: 195.3 m² ... 2102 ft²



First Floor
 Area: 73.7 m² ... 793 ft²

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