



Bryan Bishop
and partners

Two Oaks Drive
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom, two bathroom family home enjoying an idyllic location overlooking the village green in the pretty hamlet of Burnham Green. Surrounded by glorious open countryside, yet just a few minutes from Welwyn, this property has been intelligently extended and benefits from spacious and flexible accommodation that includes a superb garden room, a utility/laundry room, downstairs shower room and a generous office/study that would perform equally as well as a ground floor bedroom if needed.

Accommodation:

The pretty front door, inset with decorative glass panels, is set into a tiled roof porch and opens into a useful entrance lobby, nicely lit by a window to the side. From the lobby area doors open into the office/study and the lovely front facing living room.

The office/study is a good size and comfortably able to house the necessary desks and cupboards needed for a comprehensive work from home facility, but would also combine perfectly with the ground floor shower room to provide a great bedroom for a family member with restricted mobility, or just a well placed and specified fourth bedroom if needed.

Across the hallway the living room is generously sized and bathed in light from the picture window that also presents lovely views across the front garden onto the village green. The room enjoys nicely balanced proportions, giving you plenty of choice as to how you configure and furnish the space, with a lovely fireplace housing a gas fired log-effect stove and a useful cupboard built in under the staircase.

The adjacent kitchen/dining room has a terrific open plan connection from the living room, providing a nice easy flow between the rooms as well as allowing the abundant daylight to pass unhindered between them. The kitchen/dining room is simply fabulous, with a clever layout and superb space to make this the absolute heart and hub of this flexible family home. The room is large and nearly square at around eighteen feet in each direction and has a wonderful connectivity out into the garden through two pairs of fully glazed French doors set into the side and rear aspects. One whole side of the room is fully fitted with a comprehensive array of wall and floor mounted kitchen cabinets, providing substantial storage space as well as generous worktop area, both of which are further enhanced by a spectacular double width island that incorporates the sink and a substantial breakfast bar. Set within the cabinets and breakfast bar is a full complement of integrated appliances, including a microwave, double oven, fridge/freezer, dishwasher and wine cooler. The remainder of the room is left as open floor space to use in the way that best suits your family's needs and is easily capacious enough for a large dining table and other casual seating besides. A wonderful space surrounded by windows and glazed doors allowing in unrestricted natural light and the lovely views out across the patio and the large garden beyond. The main kitchen is ably supported by a large utility/laundry room which also offers a separate external door out into the garden, as well as giving access into the ground floor shower room which is ideally placed to also give good service as a guest cloakroom.







Upstairs there are three good sized bedrooms and the family bathroom. Two of the bedrooms are generous doubles in size, with the principal bedroom having a full wall of mirrored fitted wardrobes and an additional built-in cupboard.

Exterior:

The generous frontage has a mature hedge offering nice screening from the quiet residential cul-de-sac on which it sits, with plenty of off street parking alongside a neat lawned area which could easily be adapted to provide more parking if needed. A useful side gate enables direct access from the front to the rear garden, which is secure and enclosed and so ideal for children and pets. To the rear is a substantial garden with wonderful open views across unspoiled Hertfordshire countryside to enjoy whilst spending time on the extensive decking and paved patio running across the rear of the house. Beyond the patio is a generous lawn punctuated with shrubs and bushes which leads onto a substantial brick built garden room with multiple windows and a set of glazed double doors, making the room really usable as an office/study, playroom, games room, craft studio or teenage hangout space. However you choose to use the room, it is a real asset to the house, enhancing the already flexible accommodation in the main building. At the end of the garden room is a useful storage room with separate access from a rear driveway. A paved pathway runs between the house and the garden room, extending further to another patio area right at the far boundary, effectively guaranteeing that whatever the time of day you will always be able to find sun or shade, whichever you wish, in this exceptional garden.



Location:

This wonderful property enjoys an idyllic location overlooking the lovely village green that occupies the centre of Burnham Green. Surrounded by fabulous country pubs, both in the village and the other well supported villages that surround it, this is an extremely desirable location in the heart of the Hertfordshire countryside. A few minutes drive from mainline train services in Welwyn that can place you in London King's Cross within 20 minutes and similarly just a mile or so from the A1(M), this immaculate family home enjoys the best of both worlds - open countryside on your doorstep but easily connecting by road and rail both north and south for work and leisure, it's hard to beat.





**Approximate Gross Internal Area 1198 sq ft - 112 sq m
(Excluding Outbuilding)**

Ground Floor Area 738 sq ft – 69 sq m

First Floor Area 460 sq ft – 43 sq m

Outbuilding Area 165 sq ft – 15 sq m



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