



**Bryan Bishop**  
*and partners*

**Newfields**  
Welwyn Garden City, AL8 6YS

Guide price £525,000







# Newfields

Welwyn Garden City, AL8 6YS

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely end of terrace three bedroom family home on the ever popular west side of Welwyn Garden City. Enjoying a larger than average plot with plenty of off street parking, a detached timber garage and a large south facing rear garden, this property makes fabulous use of the living space available with a generous kitchen/dining room and a large living room bathed in light from the extensive bay window to the front.

## Accommodation:

The main door opens onto a neat inner lobby which leads across the bottom of the staircase into the living room. This is a large room at over sixteen feet in length, and really benefits from the wonderful bay window, both in terms of lighting up the room and by giving it lots of character and floor space. Nice proportions make this a flexible and very usable room, particularly with the kitchen/dining room beyond it comfortably accepting a family dining table, keeping the room free for sofas and lounge chairs.

The kitchen/dining room occupies the rear of the house, and so benefits from a window to the side as well as a set of glazed double doors to the rear, a really valuable bonus of this house being at the end of the terrace. The kitchen has a large area fully fitted with a comprehensive range of wall and floor mounted cupboards, giving ample storage space and plenty of food preparation worktop area, whilst incorporating a full complement of integrated appliances at the same time. A neat ergonomic design enables the fitted kitchen to occupy one end of this generously proportioned room and still leave plenty of open floor space for a family dining table to enjoy the lovely setting between the patio doors and side window, also leaving plenty of room for easy access in and out of the dining area into the garden.



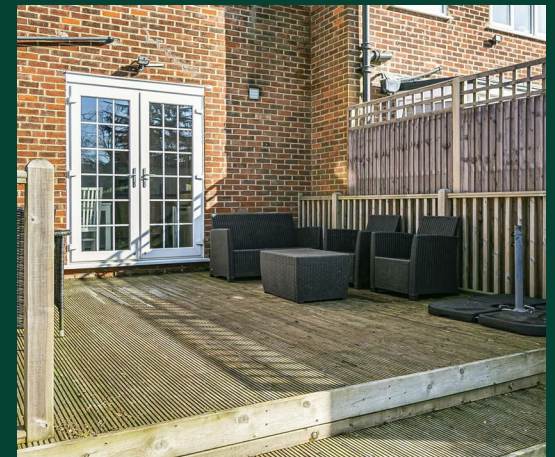
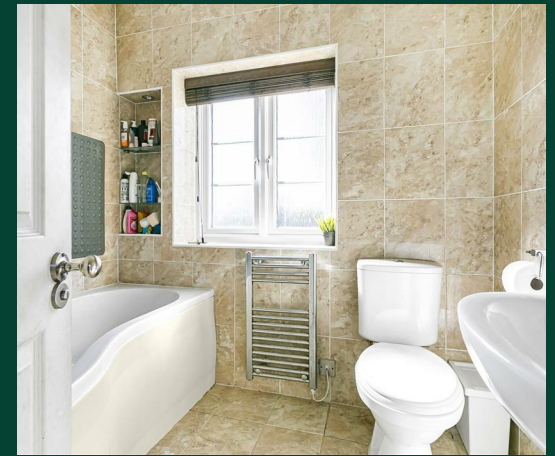










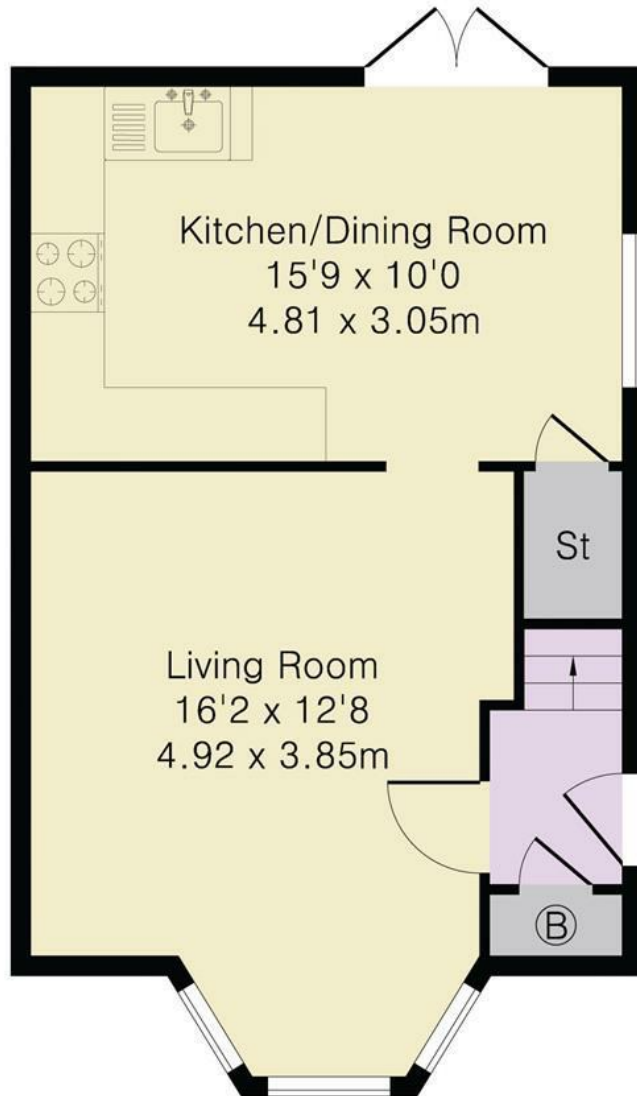




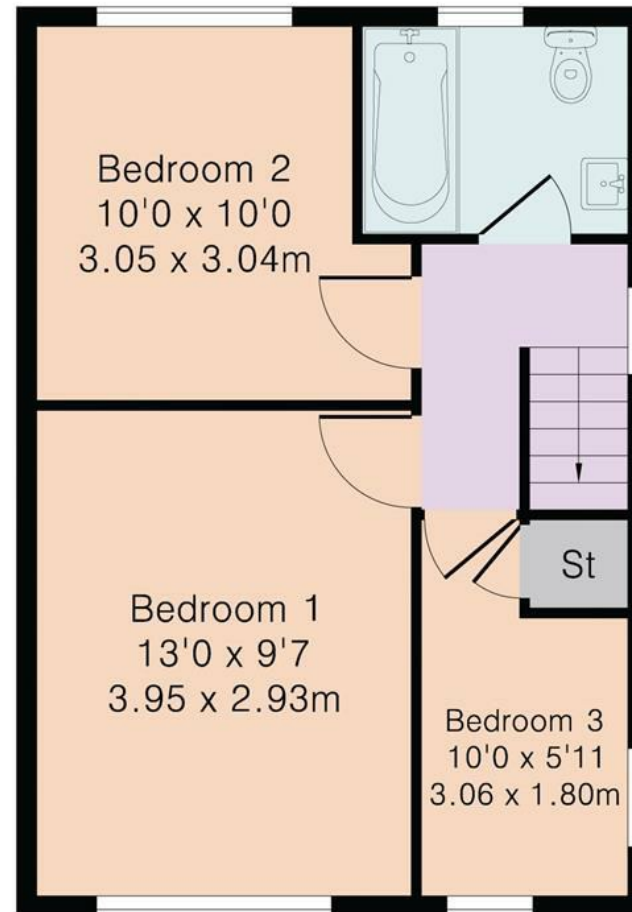
**Approximate Gross Internal Area 752 sq ft - 70 sq m**

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 366 sq ft – 34 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(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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