



**Bryan Bishop**  
*and partners*

**The Walled Garden**  
Welwyn, AL6 0BZ



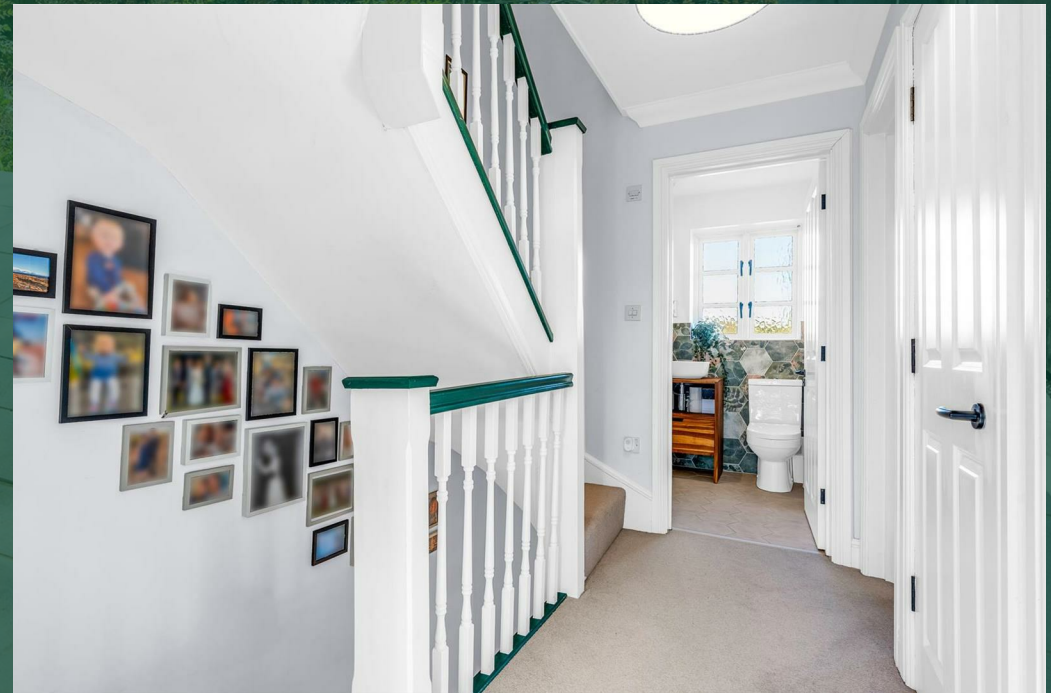
# The Walled Garden

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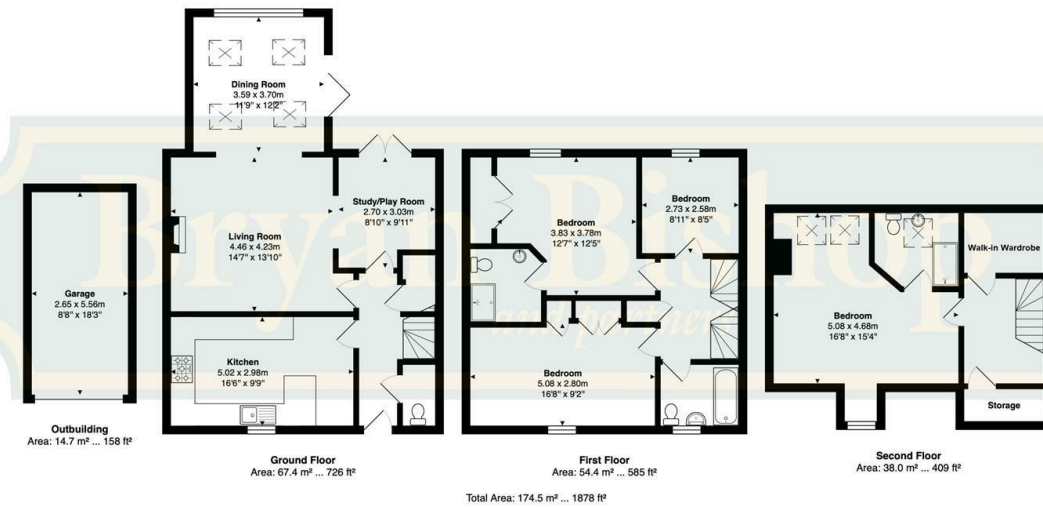
## Summary

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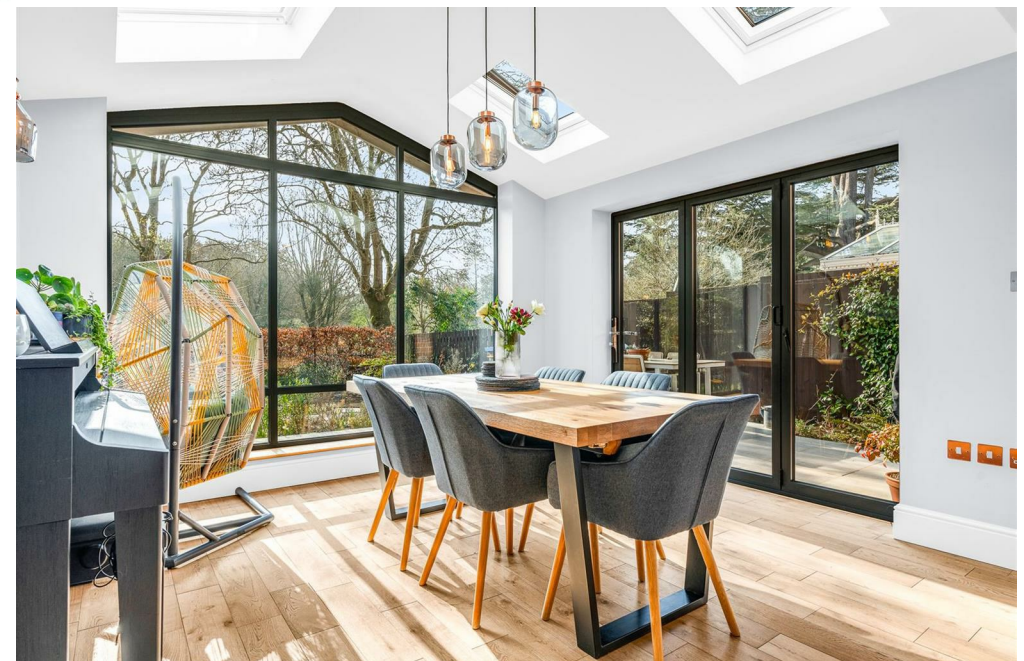
Bryan Bishop and Partners are delighted to bring to the market this superb four bedroom, three bathroom family home presented in immaculate decorative order throughout. Set in the idyllic countryside of Tewin Water, within a select, high grade development by Charles Church, this deceptively spacious home enjoys a completely rural position, yet is just a few minutes from the popular and vibrant villages of Tewin and Welwyn. Arranged over three floors, the layout of this attractive property is intelligently designed to allow you great flexibility in how you use the rooms to best meet your family's needs, along with plenty of parking, a separate garage and a neat rear garden that opens directly out into the extensive communal grounds that lead to the banks of the gently flowing river Mimram.







| Energy Efficiency Rating                                                                                                                                                                                                                |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                 | Potential |
| Very energy efficient - lower running costs<br>(91 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs | 83        |
|                                                                                                                                                                                                                                         | 70        |
|                                                                                                                                                                                                                                         |           |
|                                                                                                                                                                                                                                         |           |
|                                                                                                                                                                                                                                         |           |
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|                                                                                                                                                                                                                                         |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                              |           |







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