



Bryan Bishop
and partners

Tanglewood
Welwyn, AL6 0RU
Guide price £795,000



Tanglewood

Welwyn, AL6 0RU

****CHAIN FREE****

Summary:

Bryan Bishop and Partners are delighted to bring to the market this generously proportioned four bedroom, three bathroom bungalow in the ever popular Oaklands area of Welwyn. Enjoying an idyllic location within a quiet residential cul-de-sac, with other single storey properties as neighbours, this fabulous family home nestles unobtrusively within its glorious natural surroundings and offers flexible accommodation, an integrated garage/workshop and a superb rear terrace overlooking the secluded rear garden.

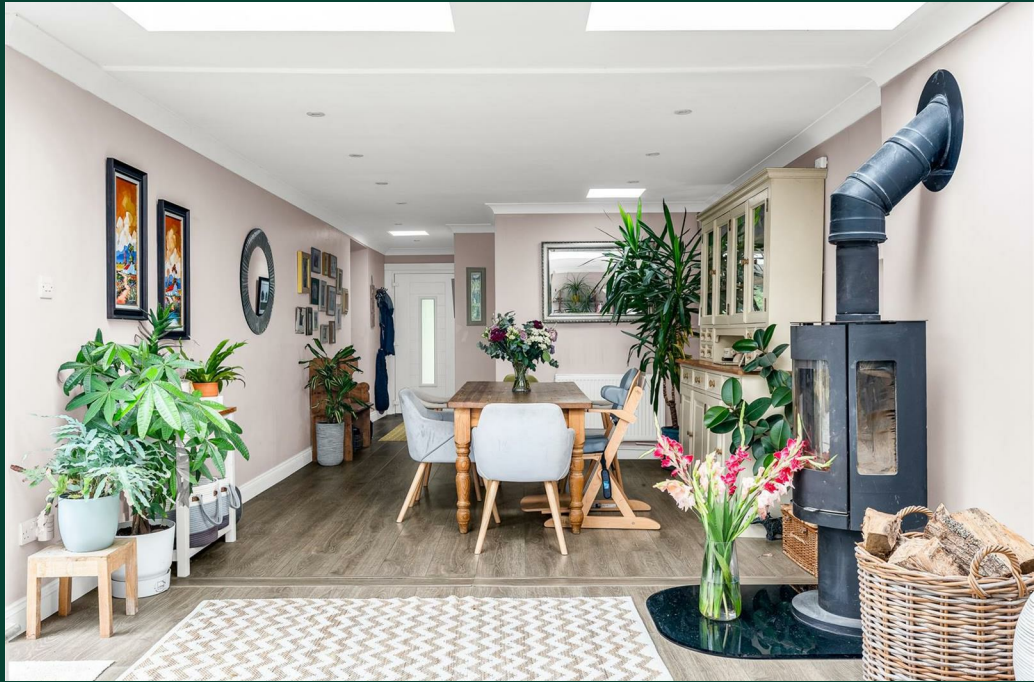
Accommodation:

This is an extremely pretty house which is made even more attractive by the creatively planted front garden and the stunning wisteria that extends right across the front aspect. The front door sits within a sheltering porch and opens into a welcoming entrance hall that immediately presents a fabulous view right through the open plan living/dining room and out onto the terrace beyond. The hallway weaves its way through the property giving access to all of the rooms, with open entrances into the kitchen and living/dining room and doors into the four bedrooms, and the family bathroom, as well as a really useful internal door into the rear of the integrated garage. The bedrooms are grouped into one wing of the house, making a convenient private area separate from the more public rooms that occupy the other side of the property.

The front facing, centrally positioned kitchen enjoys an intelligently designed ergonomic layout that ensures everything falls readily to hand. A comprehensive array of wall and floor mounted fitted cupboards line three walls of the perimeter of the room, providing more than ample storage and plenty of worktop space, which is further boosted by a terrific breakfast bar. Set within the fitted cabinets is a full complement of integrated appliances, along with designated floor spaces for free standing items such as a dishwasher and full height fridge/freezer.

Like the kitchen, the living/dining room benefits from an open connection to the entrance hall, ensuring a really nice free flowing arrangement through the main living areas of the house. This is a stunning room that extends to over thirty-seven feet in length and is absolutely flooded in natural daylight through the four substantial roof lights set into the ceiling above the rearmost part of the room, further enhanced by the light that pours in unhindered through the lovely curved wall of windows at the rear which culminates in a set of glazed French doors that open directly out onto the terrace. Full of style and effortless elegance, with a chic modern log burner taking centre stage, balanced cleverly with a vertical full height contemporary designer radiator, this is just a wonderful place to spend time together socialising and dining with family and friends, and a valuable asset providing a seamless link between the inside and outside when making use of the fabulous outdoor space adjoining it.







Opposite the kitchen is the family bathroom, which boasts a separate bath and shower and is well positioned to also serve as a convenient guest cloakroom. All four of the bedrooms are doubles in size, with two of them being very large indeed. The front bedroom has a generous en suite shower room installed in a wet-room style, along with a spacious and well proportioned layout, making it easy to configure the room as a mini-bedsit incorporating a range of occasional furniture as well as a desk if needed and casual seating, which would make it perfect for a young adult still at home or an older relative living with you, either of whom would benefit from some independence and privacy but still enjoy the support and company of the family on a day to day basis. The principal bedroom is quite superb, generously sized and fitted with a range of built-in wardrobes, and a stunning en suite bathroom with twin sinks, a separate shower and a stylish free standing bath set beneath multiple windows that follow the graceful curve of the outside wall. To top it all off there is a set of sliding glass doors that open directly out onto the rear terrace, a simply delightful arrangement.

Exterior:

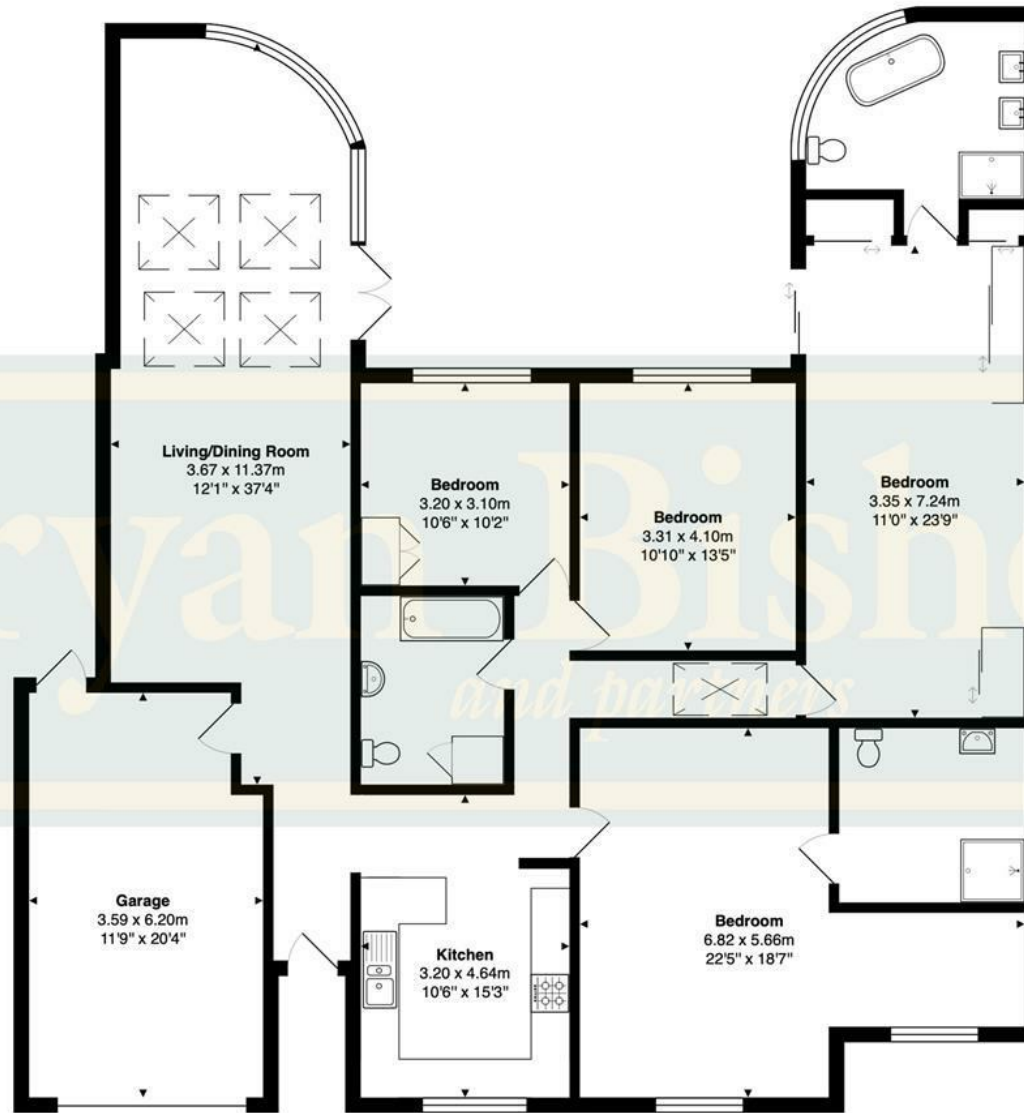
The low level visual impact from the front gives the overall impression of open sky and vibrant green planting, which presents as a skilfully curated collection of hugely varied colour and shape in the borders that encircle the front lawn. Alongside the lawn is a block paved driveway in a decorative herringbone pattern that provides ample off street parking as it leads up to the front of the house and the adjoining garage/workshop. To the rear, the architect has cleverly created a natural sheltered courtyard area between the extended curved walls of the principal bedroom and the living/dining room, which is perfectly occupied by a spacious paved terrace that extends the full width of the garden. Slightly elevated due to the gentle natural slope of the grounds, the view across the garden from the terrace is celebrated by the use of glass infill panels at the terrace's edge, with a short flight of paved steps leading down to the lawn below. The garden is a good size and completely unoverlooked, with densely planted borders edging the lawn and natural hedge boundaries. This is an ideal family garden, both pet and child friendly, with a wonderful patio area that will provide a tranquil space to relax, dine and socialise in utterly delightful surroundings for you, your family and your guests. Conveniently just a short walk from the house is easy access into Harmer Green Wood as well as Mardley Heath, offering picturesque leafy walking routes.

Location:

This wonderful family home is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school within a short walk. Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit as well as the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants. The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.







Ground Floor
Area: 190.2 m² ... 2048 ft²

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







Bryan Bishop *and partners*

