



**Bryan Bishop**  
*and partners*

**Mardley Hill**  
Welwyn, AL6 0UE



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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely four bedroom, three bathroom chalet bungalow in the extremely popular Oaklands area of Welwyn. This versatile property has three bedrooms on the ground floor, one of which boasts an en suite shower room, and a terrific bedroom on the first floor with extensive fitted wardrobes and a large en suite with a corner bath. Set on a generous plot, the house is positioned well back from the road with a large parking area at the front and a long driveway running the full length of the house to a tandem double garage at the rear. This is already a spacious and practical family home, but clearly also represents a fabulous opportunity to remodel and expand the living space if you so desire, subject to the necessary consents.

## Accommodation:

This is an attractive house, with a classic style tiled roof porch providing a welcoming and useful lobby area, surrounded by large leaded light windows that match all of the other windows in the house. Within, a further part glazed door opens into an entrance hall with a superb stripped wood floor, which leads back through the house, passing as it does so the three ground floor bedrooms and the family bathroom, which is ideally placed to also serve as a guest cloakroom. To the rear of the entrance hall a door opens into an inner hall that feeds into the main day to day living areas as well as accessing the fabulous modern open tread staircase that turns as it rises up to the first floor bedroom suite. Blessed with an imposing exposed brick fireplace and a continuance of the stripped wooden floor from the entrance hall, this is more of a reception room than a hallway, a perfect place to welcome your guests and a neat design layout that subtly separates this living area of the house from the sleeping area to the front.

Two of the three ground floor bedrooms are comfortably double in size, with one of them benefiting from fitted wardrobes and an en suite shower room. The third bedroom is a generous single, which would also give great service as a home office should there be a requirement to work from home. The family bathroom is set between the bedrooms for ease of access and features a bath with a shower attachment and screen.

The main living rooms have a lovely open flow around and between them, all connecting to each other, and separately out into the central reception room. This starts with the front facing living room, which is abundantly lit by a large window overlooking the front garden, and has part glazed double doors into the adjoining dining room at the rear. The room has plenty of space for a number of sofas and chairs and is nicely styled with low level decorative panelling running around the full perimeter of the walls.





To the rear, the dining room has part glazed double doors leading in from the reception room and the kitchen as well as the living room, and also links seamlessly out into the garden via a lovely pair of leaded light French doors complete with matching side panels. This is a delightfully light and bright space, made even more so by two roof lights along its length, which also help the natural light to permeate through into the interconnected rooms around it. At nearly eighteen feet long this is certainly a substantial room that will happily accommodate a large dining suite and other occasional furniture besides, whilst still leaving plenty of open floor area for easy movement in and around the room.

The remainder of the rear of the house is taken up by the kitchen/breakfast room, ably supported by an adjoining utility/laundry room set into the corner that also allows separate access out into the rear garden. The kitchen enjoys a neat ergonomic design with an array of wall and floor mounted cabinets lining the room and extending out into a clever island that enhances the substantial storage and worktop area available, as well as providing a neat delineation between the fitted area and the breakfast/dining area. The cabinets offer a pleasing mix of closed cupboards and stylish open shelving, as well as a number of glass fronted display units, whilst also housing a comprehensive selection of integrated appliances. Dark tiles cover the floor, linking nicely with the lighter tone of the tiled splash backs. Beyond the island is the open floor space of the breakfast/dining area set between the doors from the dining room and the hallway, with a super pair of glass sliding doors allowing the light to flood in unhindered whilst also giving easy access out onto the rear patio.

Upstairs is a delightful bedroom that enjoys a high ceiling extending into the open pitch of the roof, along with a full wall of fitted wardrobes. The en suite bathroom is a joy, abundantly lit by a velux window in the ceiling, with a four piece bathroom suite that includes a corner bath.

#### Exterior:

The capacious frontage is well screened from the road by mature hedges and trees, and is comfortably large enough to provide ample parking for family and visitors alike. A driveway extends the full length of one side of the house, offering even more parking as it leads through to a double tandem garage at the rear. There is convenient pedestrian access along both sides of the house and on into the rear garden, which is secure and enclosed and so ideal for pets and children. At the rear a large block paved patio forms a terrace across the full width of the property, nicely linking all of the access points into the utility/laundry room, the kitchen/breakfast room and the dining room, making this a great place for entertaining guests. Alongside the garage is a paved path that leads to multiple sheds and storage areas, whilst a few steps lead down from the patio onto the large lawn. The lawn runs the full length of the garden, surrounded by deep borders with a wide variety of plants and shrubs and a few modest specimen trees. This is a good sized garden, but seems even larger than it is thanks to the open aspect offering far reaching views from the terrace. A terrific place to spend time relaxing together as a family, or dining al fresco with friends.

#### 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.







**Approximate Gross Internal Area 1278 sq ft - 119 sq m**

Ground Floor Area 1031 sq ft – 96 sq m

First Floor Area 247 sq ft – 23 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on   