



**Bryan Bishop**  
*and partners*

**Welwyn Hall Gardens**  
Welwyn, AL6 9LF



# Welwyn Hall Gardens

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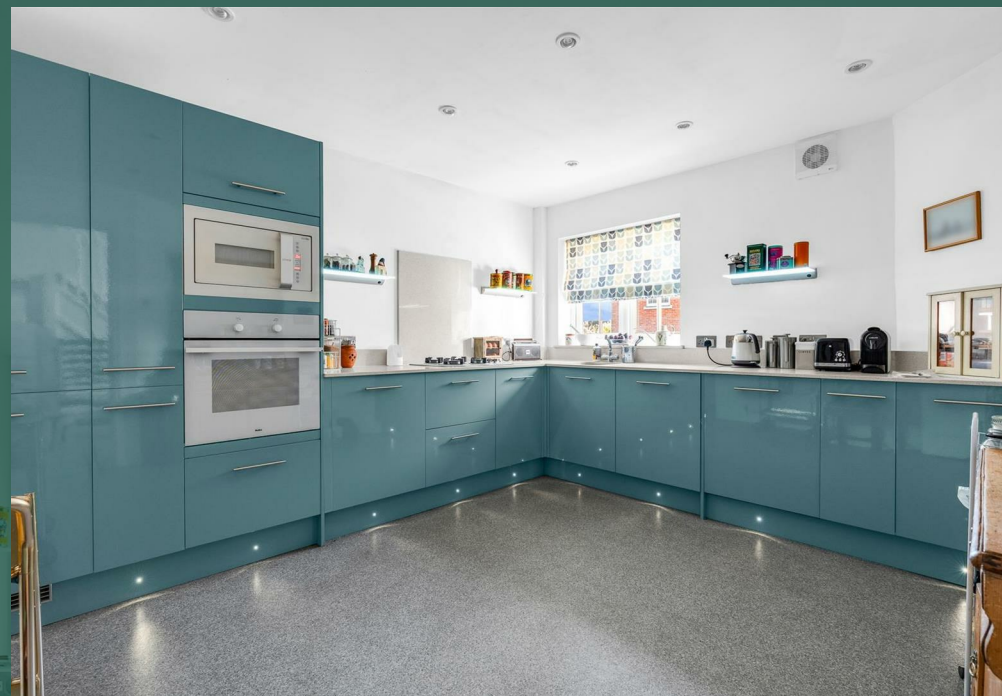
## Summary:

Bryan Bishop & Partners are delighted to bring to the market this extremely attractive three bedroom, two bathroom family home in a tranquil residential location, just yards from the centre of Welwyn village. Presented in fantastic condition inside and out, this end-terrace residence is a versatile property set within a small select development enjoys plenty of living space, which includes a ground floor guest cloakroom, a lovely en-suite shower room to the principle bedroom, garage with power, two parking spaces and a generous rear garden.

## Accommodation:

Step inside to find a thoughtfully laid-out interior, ideal for modern living. The spacious rear aspect lounge/diner provides a welcoming space to relax or entertain, with the seamless connection out into the garden really boosting its usability. The room is comfortably large enough for multiple sofas and chairs, as well as other occasional furniture if you wish, and gives you almost limitless options as to how to configure and furnish the space to best suit your family's needs. The ground floor also features a dedicated study/utility nook that is perfect for those working from home. The contemporary kitchen/breakfast room offers a range of base/eye level units, quartz worktops and various integrated appliances.

Upstairs, you'll find a generous landing leading onto three generously sized double bedrooms, two with the added benefit of built-in wardrobes. The bedrooms are served by a sleek, modern family bathroom and the principle bedroom boasts its own en-suite shower room.





- Ground Floor -  
Hallway

Kitchen 12'10" x 11'6"

Living Room 16'4" x 10'7"

Dining Room 10'8" x 7'10"

Cloakroom/WC

Study/Utility 6'9" 7'10"

- First Floor -

Landing

Bedroom One 12'1" x 12'3"

En-suite

Bedroom Two 13'0" x 8'11"

Bedroom Three 13'7" x 7'10"

Family Bathroom

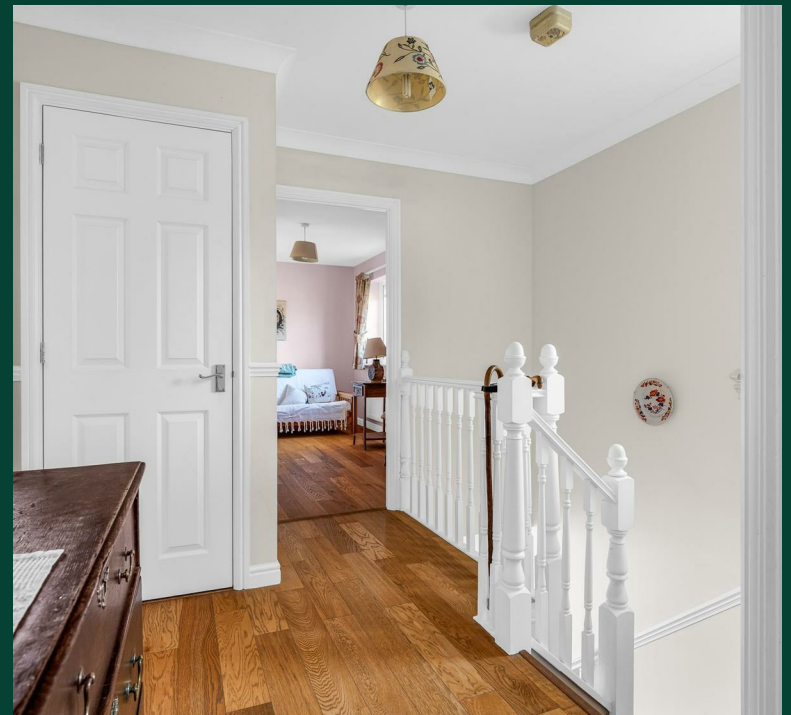
- Exterior -

Driveway

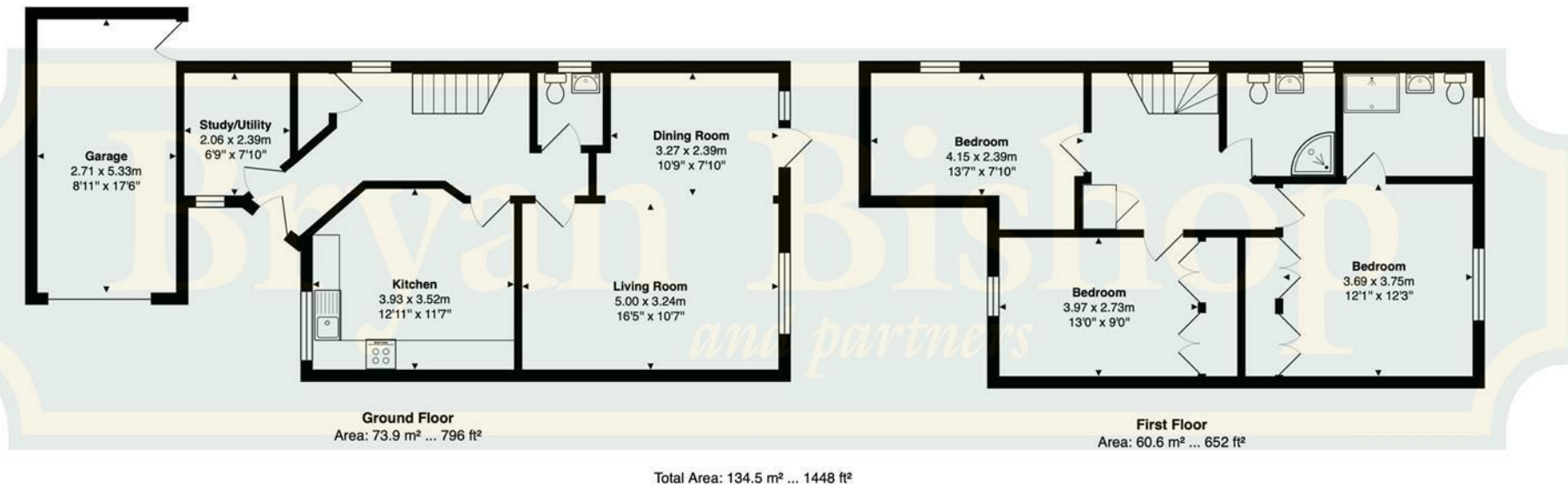
Garage 8'10" x 17'5"

Rear Garden









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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