Bryan Bishop
and partners

Daniells

Welwyn Garden City, AL7 1QY

OUTBACK

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Summary:

Bryan Bishop and Partners are delighted to bring to the market this deceptively spacious mid-terrace family home on the ever popular east side of Welwyn Garden City. The property offers a great layout with a generous ground floor arranged in an open plan configuration, along with three well sized bedrooms up on the first floor. To the rear is a lovely garden with separate gated access and a brick built storage room.

Accommodation:

The front door opens into a neat entrance hall with windows to two separate aspects that leads to a well placed guest cloakroom before opening into the fabulous, modern kitchen/dining room. A full height window to the front keeps the whole ground floor light and bright throughout the day, ably assisted by a further front facing window within the kitchen and the full width glass sliding doors at the far end of the living room. The ample windows and clever open plan design mean this house really offers all of the benefits of a mid terrace property, such as low heating bills, but doesn't suffer the usual sacrifice of low light levels.

The kitchen area is neatly segregated from the dining area by a very smart island that offers ample storage and a splendid breakfast bar, with the remainder of the perimeter fully fitted with a comprehensive array of wall and floor mounted cabinets. A full complement of the usual appliances are integrated within the cupboards, still leaving plenty of floor space for larger free standing items.

The dining area is a substantial space easily capable of accepting a large dining suite, and other occasional furniture besides, and links seamlessly past a useful built-in cupboard, beyond the modern open tread stairs through to the living room at the rear. The living room is a really great space, bathed in natural light and enjoying a well balanced shape that gives you plenty of options as to how you configure and furnish it. The rear wall is pretty much all glass, which offers a great connection out onto the generous patio as well as giving the room a terrific feeling of light and space.

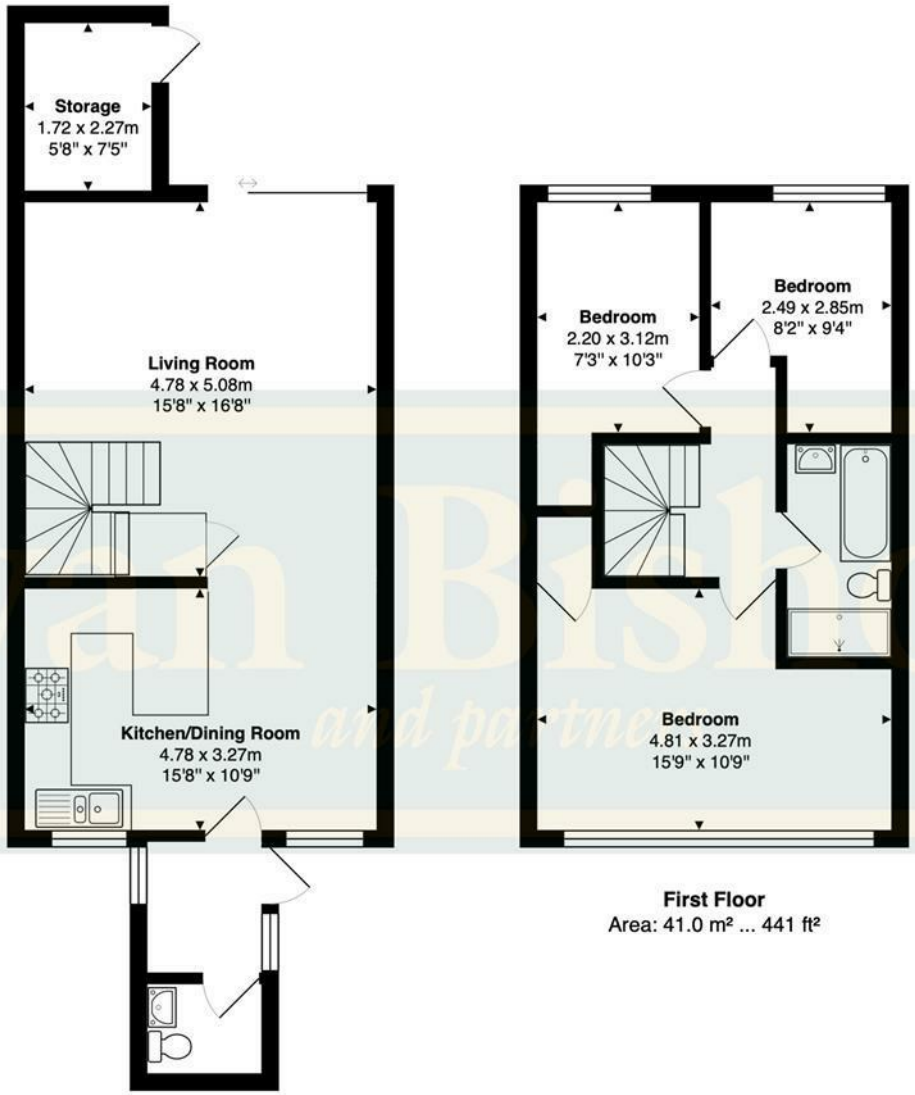
Upstairs, the central hallway leads to three bedrooms, with the main bedroom being a very generous double in size, and the fully tiled family bathroom which enjoys the added convenience of a separate bath and shower.

Exterior:

There is plenty of parking in the residential road on which the house is placed, with easy access to a nearby park just opposite. A few steps lead down into the front courtyard garden that extends around and across the front of the house. To the rear is a good sized south west facing garden with a generous paved patio, surrounded by raised flower beds and stone steps up onto the lawn that runs the full length of the garden to the far boundary. A convenient lockable gate gives separate access to the rear of the garden, keeping the perimeter enclosed and secure, making this a perfect space for children and pets.

Location:
This property is perfectly located in the ever popular Welwyn Garden City, within easy reach of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).

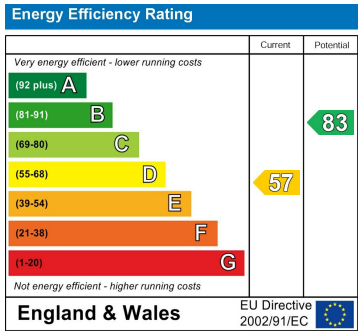
get
naked



Ground Floor
Area: 50.0 m² ... 538 ft²

First Floor
Area: 41.0 m² ... 441 ft²

Total Area: 90.9 m² ... 979 ft²



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