



**Bryan Bishop**  
and partners

**Butterwick Way**  
**Welwyn, AL6 9GH**

# Butterwick Way

Welwyn, AL6 9GH

## Summary

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Bryan Bishop and Partners are delighted to bring to the market this exceptional three bedroom, three bathroom semi-detached family home set within the ever popular Wilshire Park area of Welwyn. This property enjoys a fabulous and spacious living area and is presented in a decorative order throughout that can only be described as immaculate.

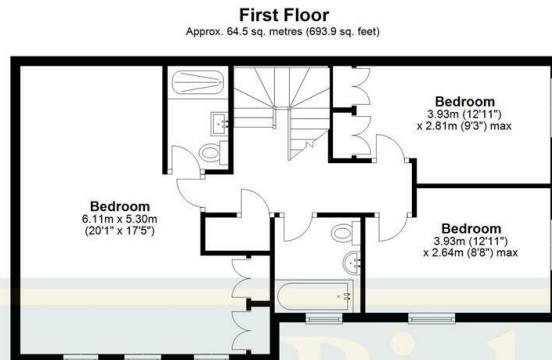
### Accommodation:

The front door opens onto a bright and airy hallway with access through to a sizeable dual aspect living room the hallway doors also lead to the stunning kitchen and the perfectly placed guest cloakroom.

The kitchen is a stylish triumph of function and form, maximising storage with a substantial array of wall and floor mounted cupboards whilst also comfortably incorporating every integrated appliance a family could possibly need. The room is flooded with light from the windows both to side as well as the french doors leading into the garden. The Kitchen just like the living room is very generously sized which allows for plenty of space for casual dining.

The lounge/dining room is absolutely glorious. This is a big room, being over twenty three feet in length and nearly sixteen feet wide. Its great size and shape give you myriad opportunities to configure and furnish it in the way that best suits your lifestyle and needs. It will easily swallow up large lounge furniture and still leave plenty of room for a large dining table. Enhancing all of this is the abundance of natural light that bathes the whole room. This room will undoubtedly be the beating heart of the home and can flex and



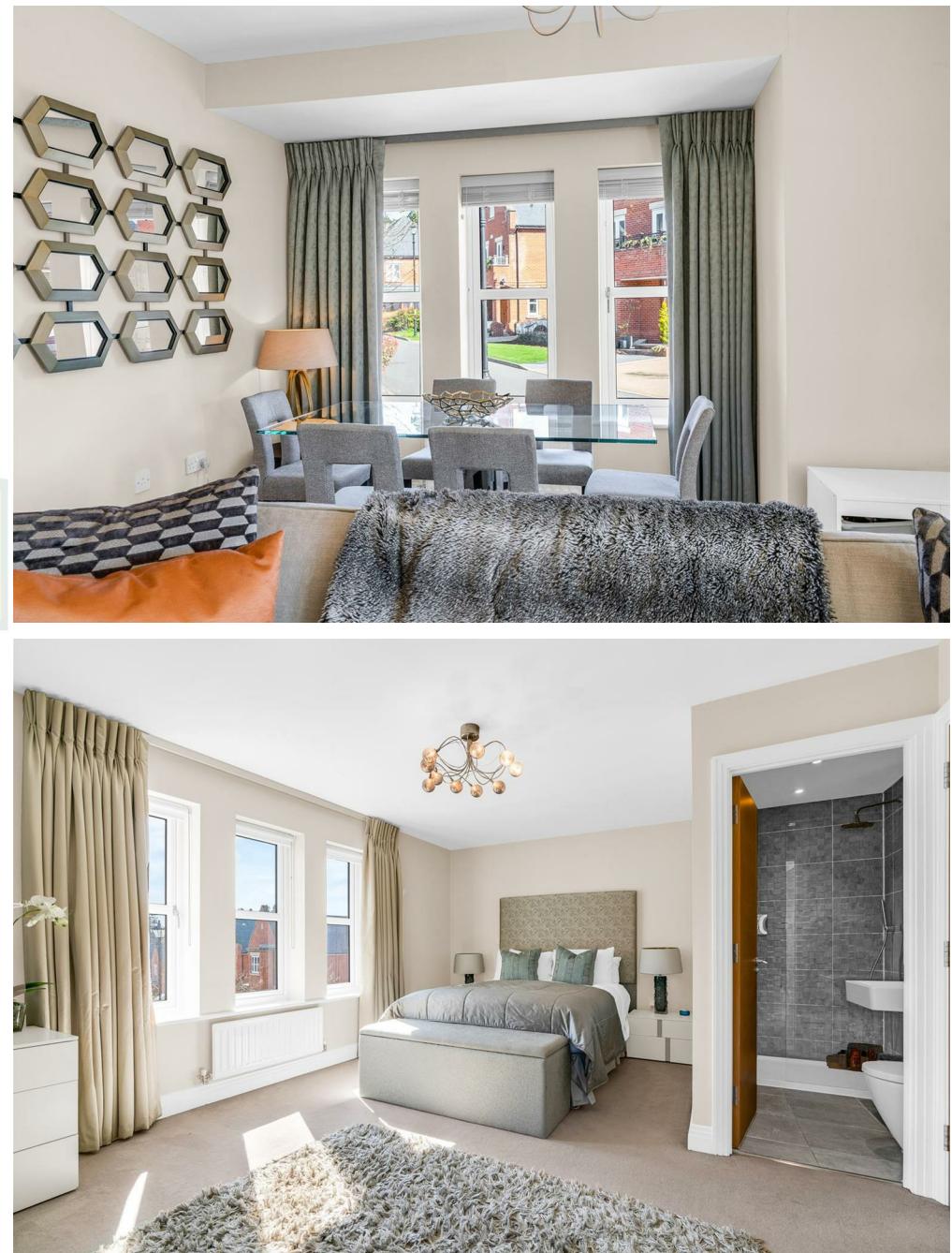


**Ground Floor**  
Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 152.2 sq. metres (1638.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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

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