



Bryan Bishop
and partners

Appletree Way
Welwyn Garden City, AL7 2FE



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Summary:

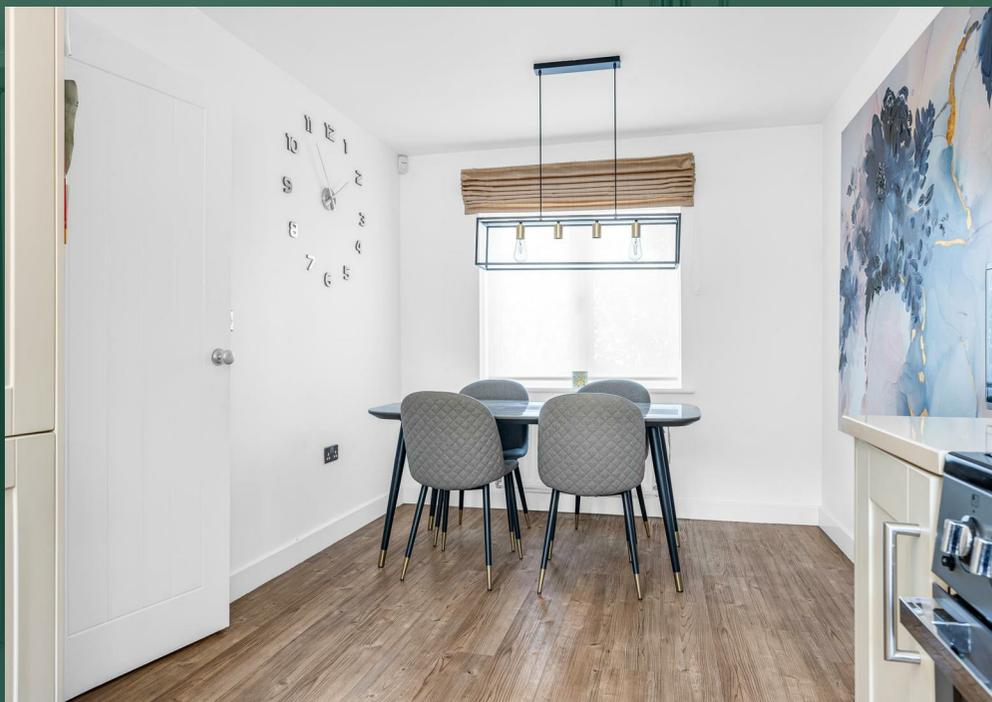
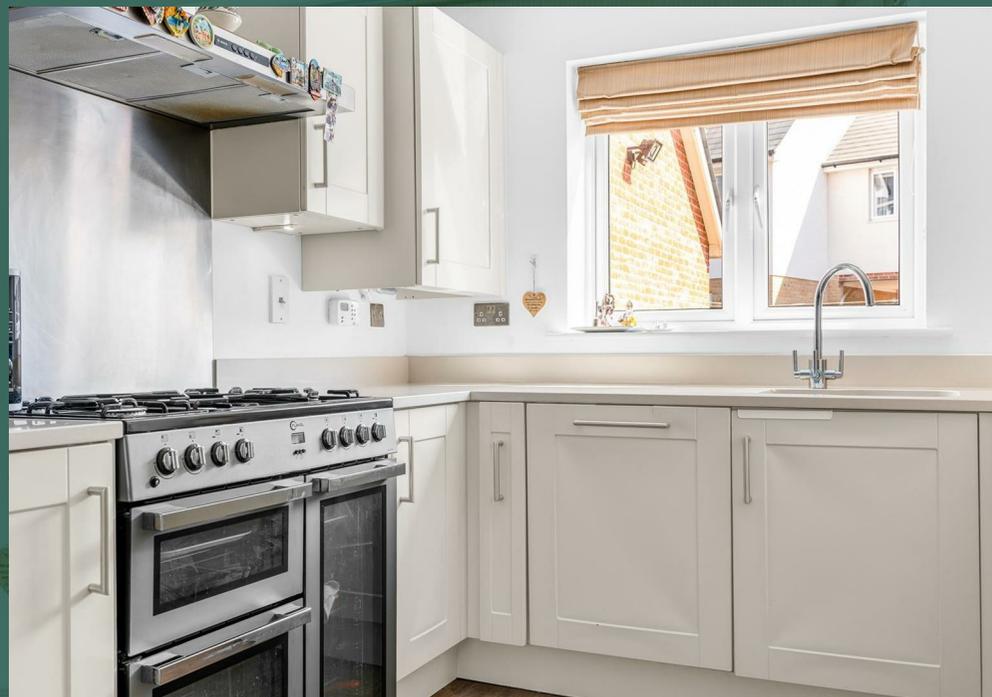
Bryan Bishop and Partners are delighted to bring to the market this attractive detached four bedroom, three bathroom family home arranged over three floors, set in a quiet residential cul-de-sac on the popular east side of Welwyn Garden City. This house is in absolutely immaculate decorative order inside and out, is within easy walking distance of the well rated Ridgeway Secondary Academy, and boasts two en suite shower rooms, a separate garage with private driveway parking, a good sized fully enclosed garden and large well proportioned rooms throughout. The property is a shining example of intelligent contemporary design, utilising all of the space in a practical yet still stylish and aesthetically appealing way to best cater for the needs of any modern family. Large open spaces endow the house with genuine flexibility and the ability to adapt to your lifestyle requirements as they change over time, making this a home more than fit for purpose for many, many years to come. For this reason houses of this perfect size and format rarely come to the market, and usually sell very quickly.

Accommodation:

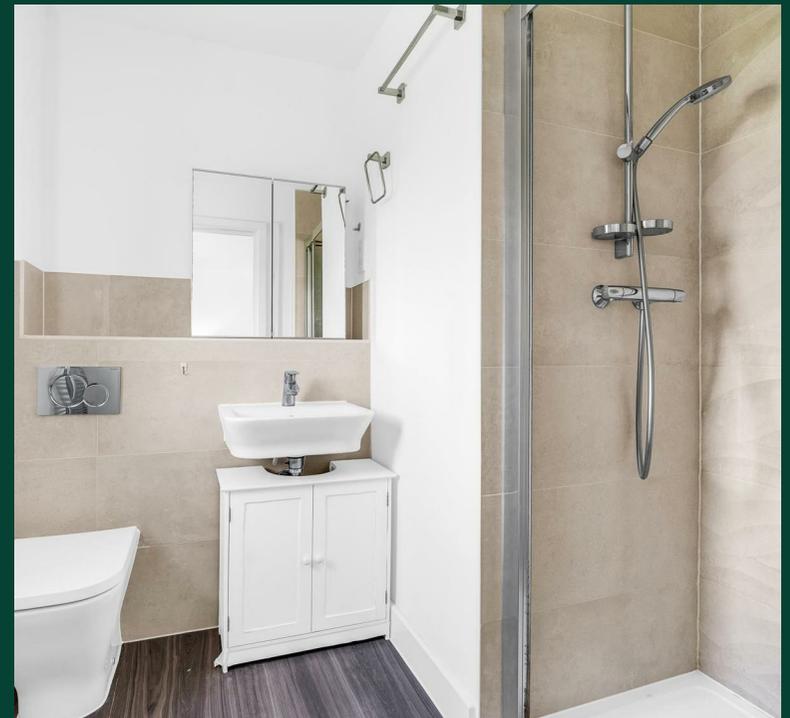
The elegant front door, inset with decorative glazed panels and protected from the elements by a modern minimalist glass porch, welcomes you into a light, bright entrance hall. Immediately inside is a perfectly placed guest cloakroom, nicely lit by a front facing opaque window. Beyond, the hall opens out into a lovely reception area, from which doors lead into the kitchen/dining room and the large living room. A beautifully crafted wooden handrail adorns the stairs as they curve away up to the floors above, with enough space for a useful cupboard set into the base of the curve.

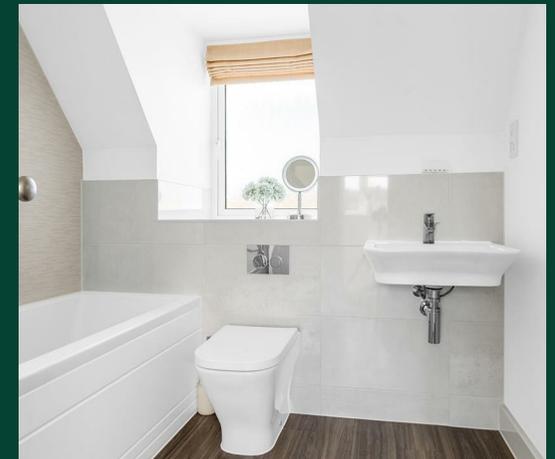
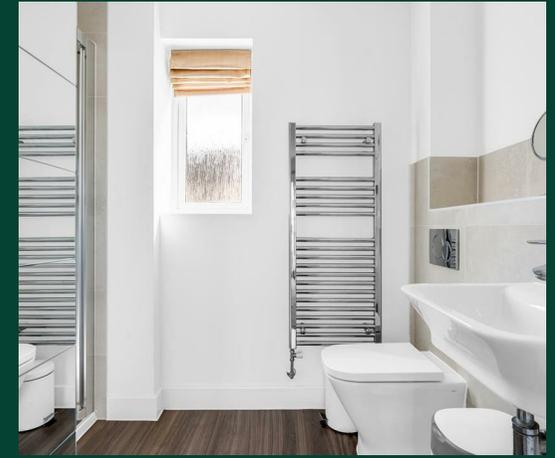
The kitchen/dining room runs the full depth of the house, making it a substantial room at nearly eighteen feet long, yet is still abundantly lit by the generous windows at both ends. The front section is designed to be the working kitchen and enjoys a neat ergonomic layout, with a comprehensive array of wall and floor mounted fitted cupboards lining the room, providing ample storage as well as food preparation worktop area. A full complement of the usual kitchen appliances are integrated into the cupboards, with the necessary space allocated to incorporate a double width, range style gas cooker and hob. The remainder of the room is left as open floor space to furnish as you see fit, and would comfortably accept a large dining suite as well as other occasional furniture.

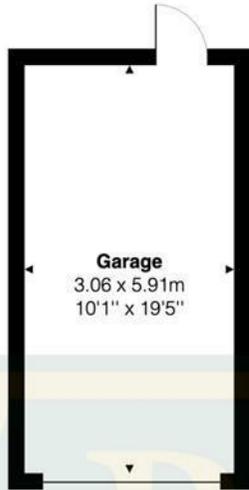
The rest of the ground floor is taken up by the capacious living room. Again this room is blessed with fabulous light throughout the day courtesy of the large front facing windows, and the glazed double doors with additional full height side windows, to the rear.





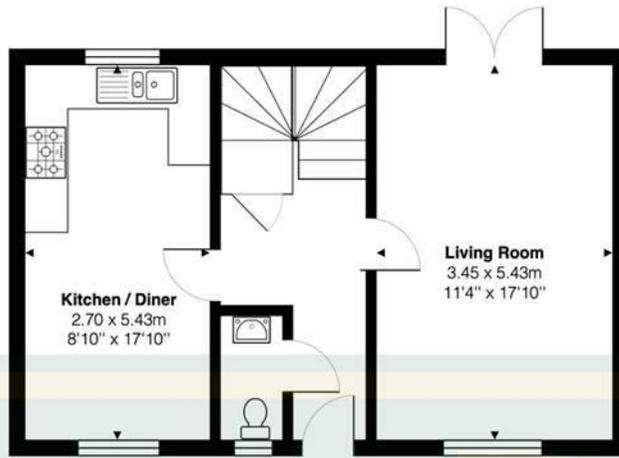






Garage
3.06 x 5.91m
10'1" x 19'5"

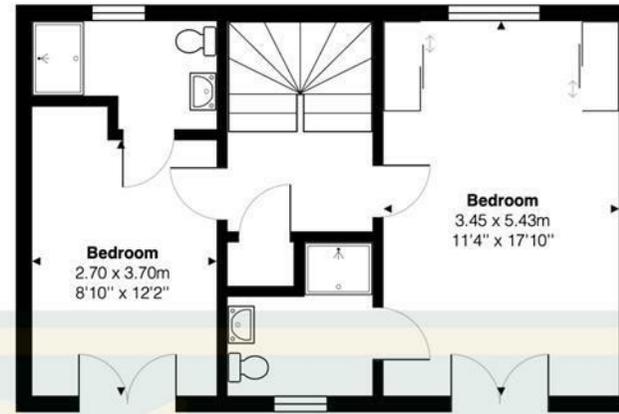
Outbuilding
Area: 18.1 m² ... 195 ft²



Kitchen / Diner
2.70 x 5.43m
8'10" x 17'10"

Living Room
3.45 x 5.43m
11'4" x 17'10"

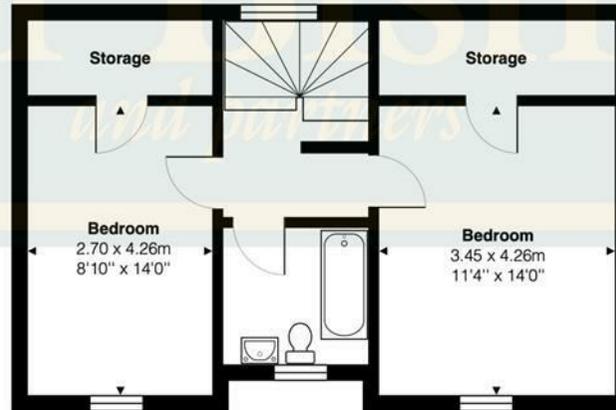
Ground Floor
Area: 46.6 m² ... 502 ft²



Bedroom
2.70 x 3.70m
8'10" x 12'2"

Bedroom
3.45 x 5.43m
11'4" x 17'10"

First Floor
Area: 46.6 m² ... 502 ft²



Bedroom
2.70 x 4.26m
8'10" x 14'0"

Bedroom
3.45 x 4.26m
11'4" x 14'0"

Second Floor
Area: 45.5 m² ... 490 ft²

Total Area: 156.8 m² ... 1688 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: flex; align-items: center;"> 79 88 </div>
(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	



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