



Bryan Bishop
and partners

Canonsfield
Welwyn, AL6 0QB



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Bryan Bishop & Partners are delighted to offer for sale, on a chain-free basis, this beautifully presented four double bedroom family home, ideally situated within the highly regarded Oaklands area of Welwyn. This attractive property provides well-proportioned and versatile accommodation arranged over two floors, making it an ideal home for modern family living.

The property enjoys an enviable position, being within easy reach of a selection of local shops, highly regarded schools and the surrounding open countryside, whilst also offering excellent transport links. Both Welwyn North and Knebworth railway stations are readily accessible, providing direct services into London King's Cross, making this an appealing location for commuters.

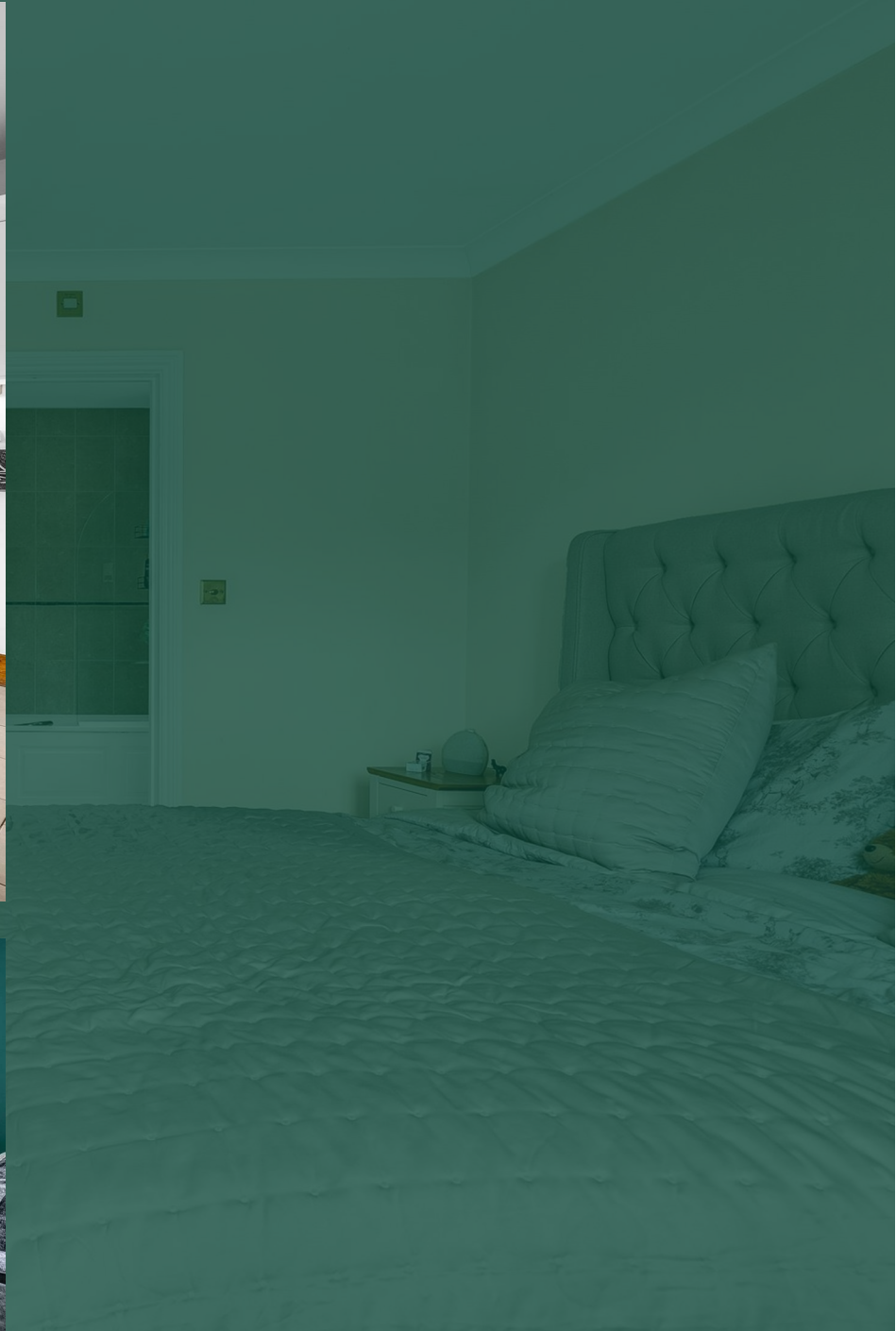
The accommodation is presented to a high standard throughout and briefly comprises a spacious entrance hall with access to the principal reception rooms, a useful ground floor cloakroom, well-appointed kitchen/breakfast room with a range of integrated appliances, separate utility room and study. The generous dual aspect dining room provides an excellent setting for formal entertaining, whilst the impressive dual aspect lounge enjoys an abundance of natural light and offers a comfortable and inviting principal reception space.

To the first floor, a galleried landing leads to four generously proportioned double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

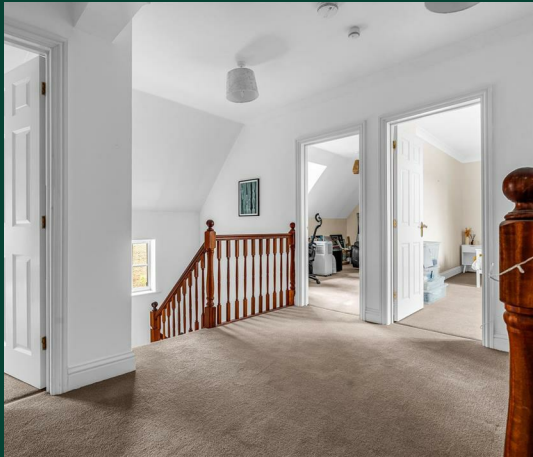
Externally, the property continues to impress with a large private driveway providing ample off-road parking, leading to a detached double garage. To the rear is a good-sized private garden, providing an excellent space for outdoor entertaining and family enjoyment.

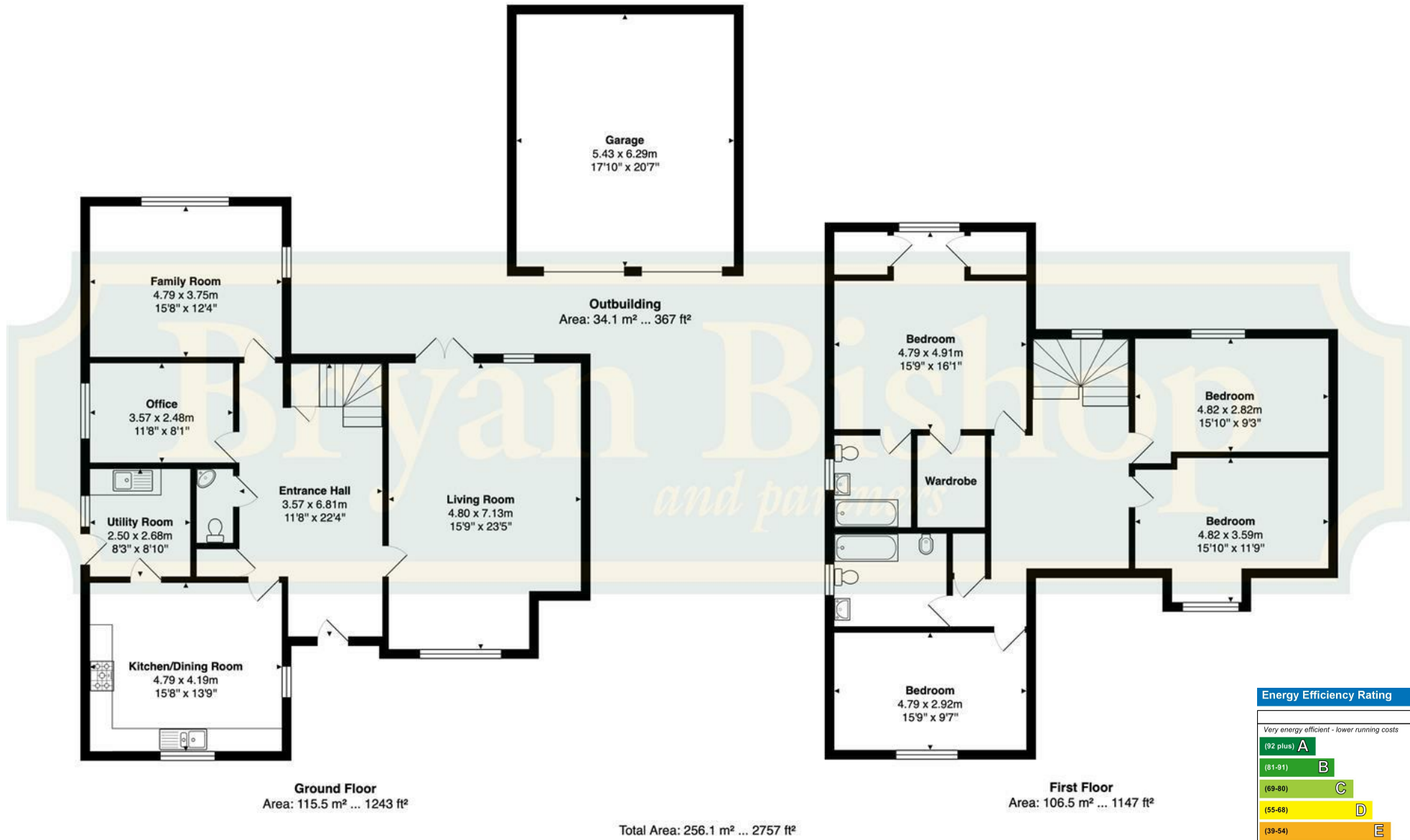
Overall, this is a particularly appealing family home, offering generous accommodation, excellent presentation and superb access to both local amenities and commuter links.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		70	82
EU Directive 2002/91/EC			



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