



Bryan Bishop
and partners

Bridge Road
Welwyn Garden City



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Summary:

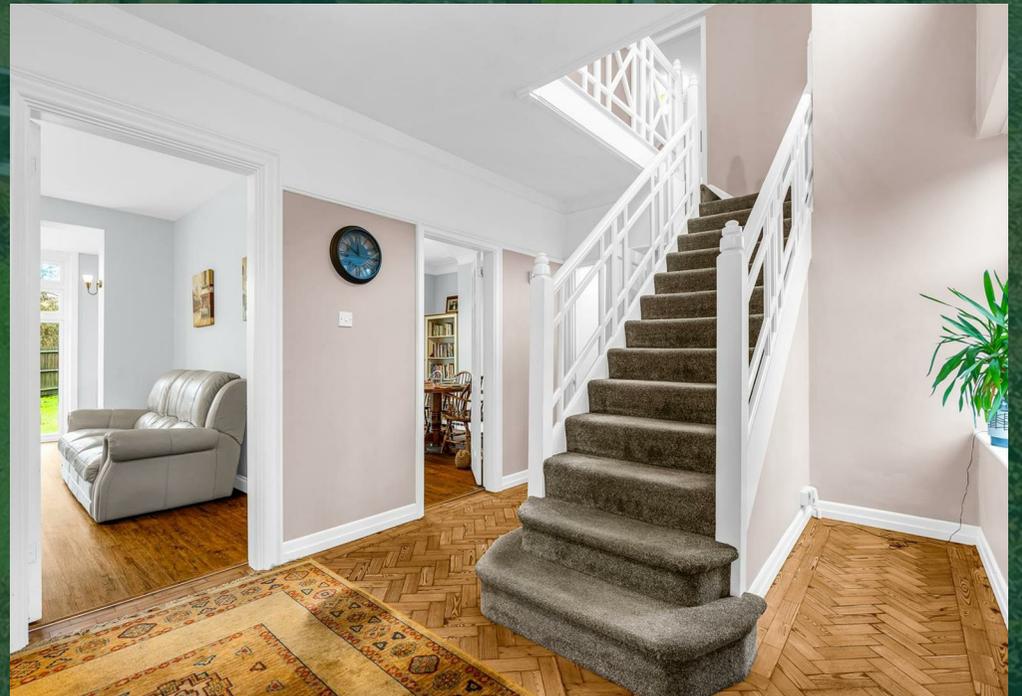
Bryan Bishop and Partners are delighted to bring to the market this exceptional five bedroom, two bathroom family home located on a wide avenue on the highly regarded west side of Welwyn Garden City. The property enjoys a substantial corner plot with plenty of off-street parking and is just a few minutes walk to the city centre with its wide range of retail, entertainment and dining venues. This is already a large house, with generous rooms throughout that are blessed with nicely balanced proportions, and yet has capacity to be enlarged further by extending up into the very large loft space if so desired. It is presented in immaculate decorative order with some wonderful period features that really accentuate the natural charm and character it possesses in abundance. Houses of this size and quality rarely come to the market in such a prestigious location, and we expect it to prove extremely popular, so please contact us for an early viewing.

Accommodation:

The imposing entrance is constructed in a portico style with a stunning stained glass window set above the traditional solid wood front door. Inside you are greeted by a wonderful reception area, abundantly lit by additional windows on the ground and first floors overlooking the elegant staircase. eriod features add a glorious, authentic style and ensure a warm welcome for every guest. A gorgeous solid wood parquet floor is laid in a traditional herringbone pattern, encircling the bullnose staircase. Leaded light windows, a substantial front door, and a stained glass window above it combine to create a space that is light and bright, yet warm and inviting. From the reception area there are doors leading through to the kitchen/breakfast room, dining room, and living room, whilst a further door opens into an inner hallway that serves the family room and a generous ground floor shower room that also doubles up as a well placed guest cloakroom.

The family room, like virtually every room in the house, is large and well proportioned making it very usable and really flexible as to how you configure and furnish the space. Despite its generous size, extending to nearly twenty-two feet in length, it is very well lit thanks to three separate windows set into three different aspects, with the rear facing window designed in a large picture format to give maximum impact to the views out into the secluded garden. The front wall of the room has a number of low level fitted cupboards that incorporate a hob, oven and inset sink, a really useful facility supplementing the large kitchen at the other end of the house, and a real boon for parties, games evenings and when entertaining friends and family.

The living room enjoys an innovative and extremely clever arrangement with the adjacent dining room in that both rooms have their own dedicated space, and both connect separately out into the entrance hall, yet both also feed open plan into a sun room that seamlessly runs the full width of the rear of the house. It presents the absolute best of both worlds, enabling a distinct separation of the rooms if so desired but also a fabulous free flow between them which is so useful, both in day to day life and when entertaining guests. The living room is comfortably spacious enough for multiple sofas and chairs, along with other occasional furniture besides and enjoys a smart, modern log burner set within a tiled fireplace that provides a lovely visual focal point as well as welcome winter warmth. The rear wall is completely filled with glass, with glazed double doors at the centre of multiple surrounding windows giving easy access out into the south facing garden.







Next door is the formal dining room, which has ample space for a substantial dining suite and is also treated to the glorious natural daylight and wonderful garden views that flow in through another set of glazed double doors at the rear. You really are spoiled for choice in this property, with all three of the reception rooms combining to give enormous space, flexibility and adaptability. Whatever the needs of your family's lifestyle, now or in the future, there is absolutely no doubt that this superb home will meet and indeed surpass them.

The kitchen/breakfast room runs the full depth of one end of the house, with windows at the front and the back, and so is kept light and airy throughout the day. The ample space is fully fitted with a comprehensive array of crisp white wall and floor mounted cupboards, ensuring more storage than you are ever likely to need, along with plenty of food preparation area on the spacious granite worktops, that extend out into a fabulous island complete with a useful breakfast bar and delightful curved cupboards beneath. There is a full complement of premium branded appliances integrated within the cabinets, which include twin ovens and a gas hob. The remainder of the room is left as open floor space, while superb banquette seating is seamlessly integrated into the fitted cupboards below and around the window. Overlooking the front garden, it creates the perfect spot for a dining table. The space is enhanced by underfloor heating, adding warmth and comfort throughout day to day family meals. There is also a discreet walk-in utility room, thoughtfully designed to accommodate a fridge freezer, washing machine, and tumble dryer, keeping practical living neatly out of sight.

Upstairs is a galleried landing which really celebrates the exceptional craftsmanship that has gone into making the superb, stylish newel posts and balustrades, and leads to each of the five bedrooms and the family bathroom. Four of the bedrooms are very large doubles in size, with the principal bedroom boasting multiple fitted wardrobes and a lovely open fireplace. The family bathroom is blessed with a separate bath and shower, along with a separate adjacent WC, which is a very clever arrangement, eminently suitable for a busy family, and is of course ably supported by the additional shower room on the ground floor.

Exterior:

The property enjoys an impressively large frontage that sweeps around the corner plot, with a long paved pathway leading to the front of the house, and a good sized driveway providing plenty of off-street parking as it flows up to the front of the detached garage. It would be a very simple matter to make more private parking without impacting the front aspect in any material way. To the side a secure doorway opens through into a covered storage area, giving useful direct access into the rear garden, which is secure and enclosed and so ideal for pets and children alike. The rear garden is a large triangular shape, predominantly laid to lawn, with flower borders interspersed with specimen trees edging the perimeter and a generous paved patio running around the rear of the house. It is south facing with a lovely open aspect around it. A super place for spending time together as a family and for entertaining friends.

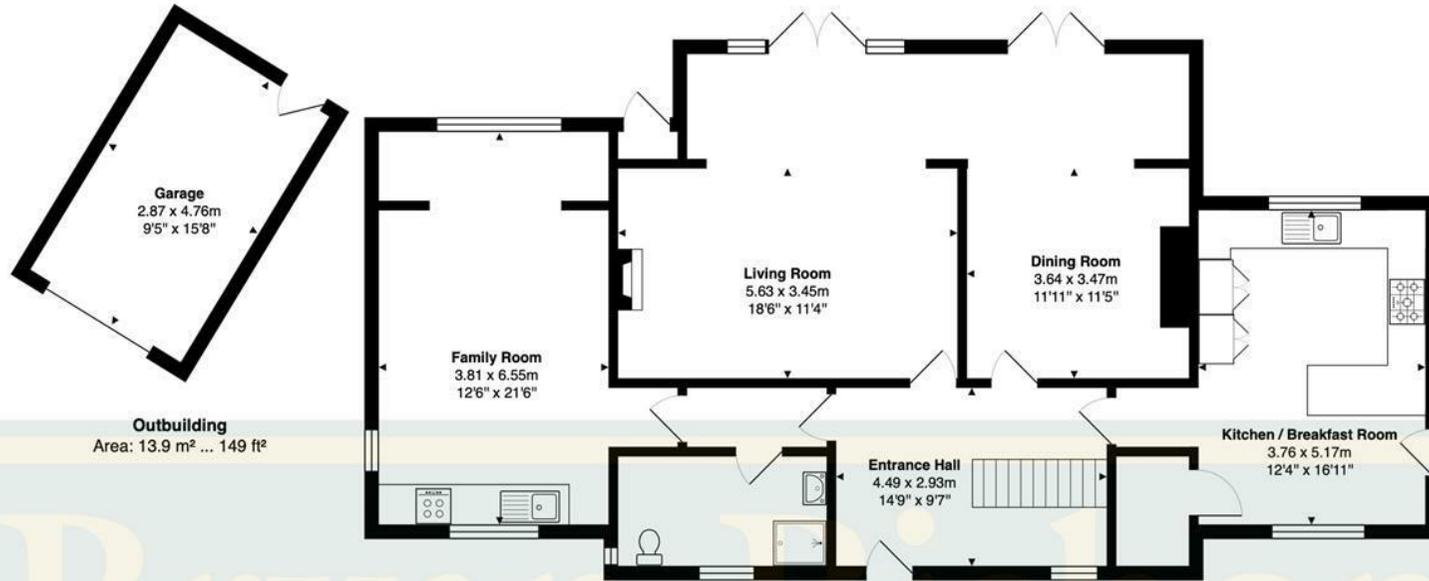
Location:

This property is perfectly located on the extremely desirable west side of 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. Notably the property sits less than 50 meters to the entrance of Sherrardspark Woods, an ideal starting point for walks with the family. 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).



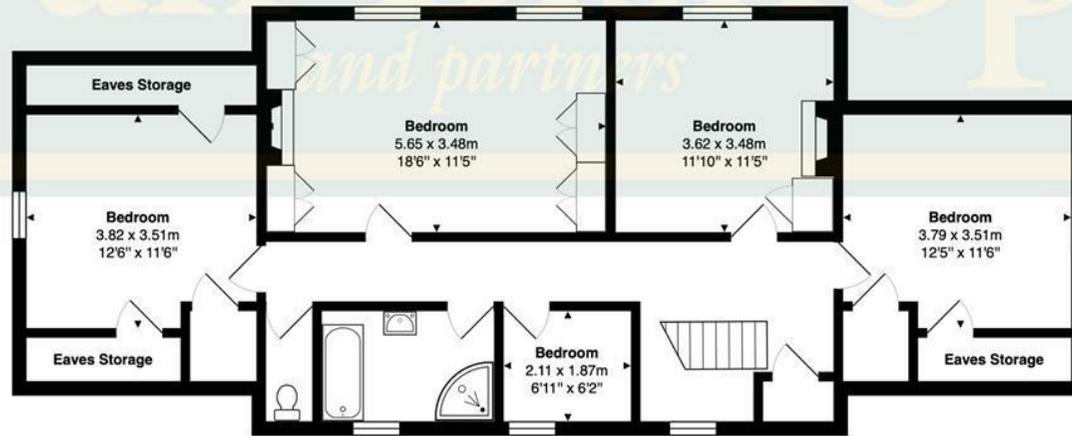






Outbuilding
Area: 13.9 m² ... 149 ft²

Ground Floor
Area: 124.3 m² ... 1338 ft²



First Floor
Area: 100.1 m² ... 1077 ft²

Total Area: 238.3 m² ... 2565 ft²

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			
		70	73

EU Directive 2002/91/EC







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