

Bryan Bishop
and partners

Canonsfield Road
Welwyn



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Bryan Bishop and Partners are thrilled to bring to the market this immaculately finished five double bedroom, four bathroom detached family home, situated in a small and desirable gated development on the edge of Oaklands.

Built in 2008 this impressive property offers ample and thoughtfully designed space, ideal for comfortable family living. As you step inside, you're greeted by a welcoming entrance hall featuring a cloak cupboard nestled beneath the stairs and a generously sized shower room. Towards the front, there's a study and a separate dining room, while at the rear, the spacious sitting room boasts French doors that open onto the garden and showcases an eye-catching fireplace. The kitchen/dining area also offers garden access through French doors and is equipped with plenty of base and eye level units topped with granite counters, a range of integrated AEG & Bosch appliances, a central island with a breakfast bar, and an adjacent utility room that provides internal access to the garage.

On the upper level, the stunning and expansive principal bedroom boasts a wide walk-in bay window, floor to ceiling fitted wardrobes, and a generously sized three-piece en-suite. The remaining four bedrooms are all good-sized double bedrooms, with two sharing access to a Jack-and-Jill en-suite bathroom, while the others are conveniently serviced by a well-designed and spacious family bathroom and further benefit from floor to ceiling fitted units.

The property, along with two others in the development, are accessible through secure electrically operated gates with video entry. There is ample private parking space for multiple vehicles available at the front. Embracing a desirable south-west orientation, the rear garden features a large, tiled patio area adjacent to the house, complemented by steps ascending through a pergola to a spacious lawn area. The entrance gate is shared with the two neighbouring properties, there is an agreement in place to split any maintenance charges - approximately £100pa.

Location:
The property is situated on the edge of Oaklands which has several local amenities including a general store, butchers, post office and public houses. It is within easy reach of picturesque Welwyn Village, which offers an excellent range of amenities, including doctors and dentist surgeries, Tesco Express and various restaurants. More extensive facilities are to be found in Welwyn Garden City which lies approximately 3 miles to the south. Local schools include the excellent Oaklands JMI, within a short walk as well as Monks Walk secondary school and Sherrardswood private school, both within close proximity. Further amenities can be found a short 15-minute drive away in Welwyn Garden City town centre including the Howard Shopping Centre, John Lewis and Waitrose. For those wishing to travel into London, Welwyn North station offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the of the A1(M) is within one mile.

















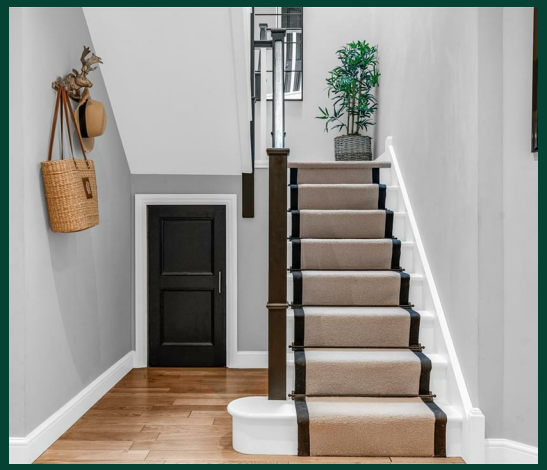

KITCHEN DISCO


PURE EVIL


KITCHEN DISCO

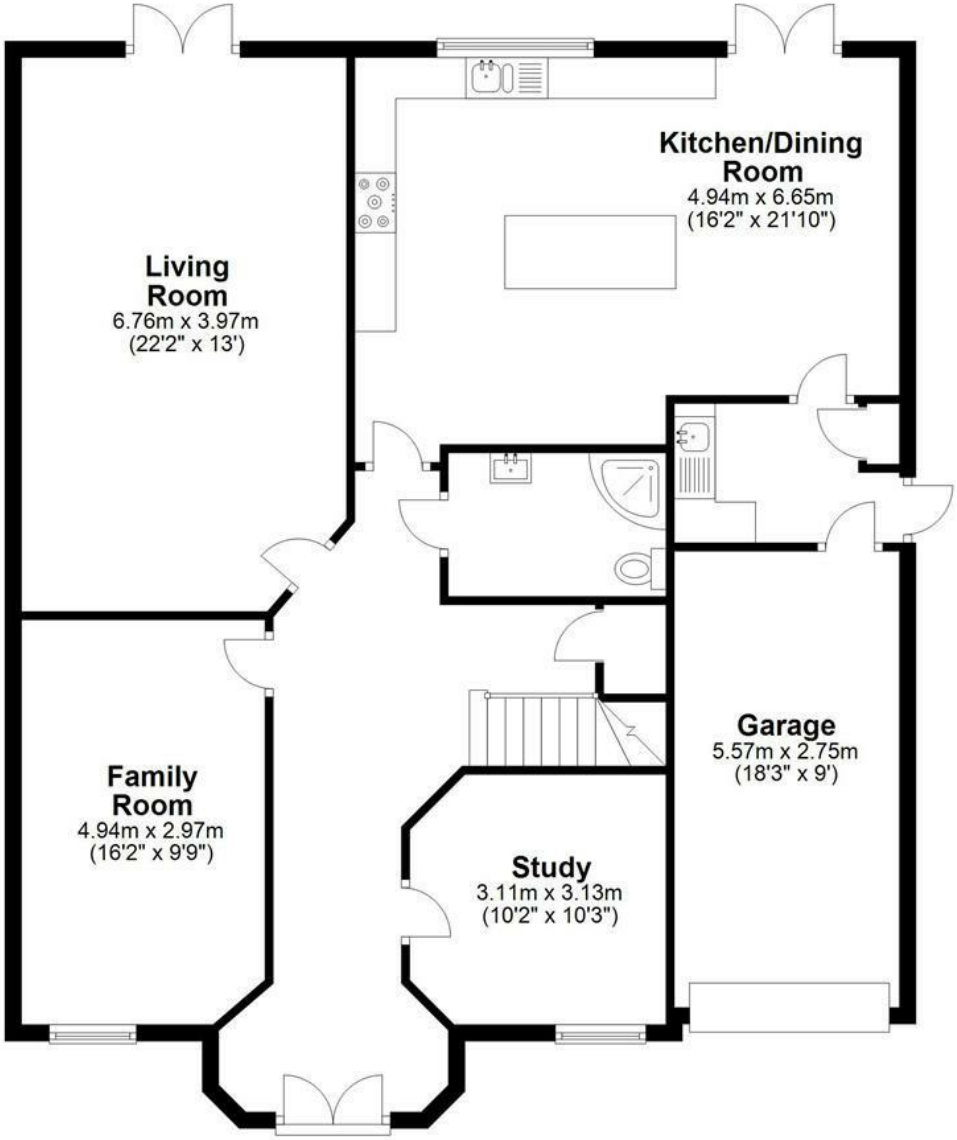






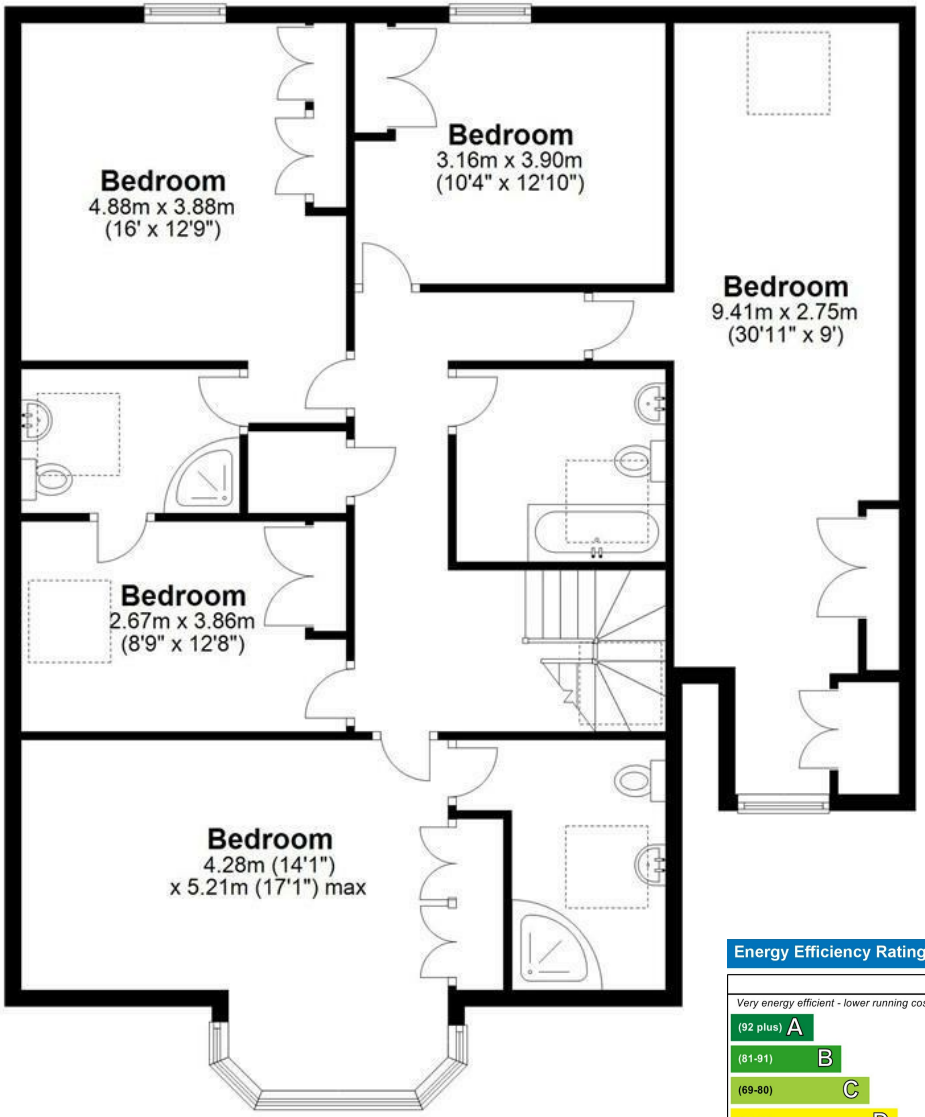
Ground Floor

Approx. 128.8 sq. metres (1386.1 sq. feet)



First Floor

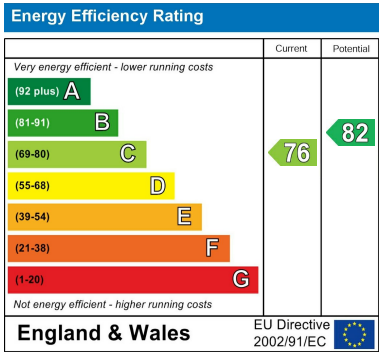
Approx. 120.8 sq. metres (1299.8 sq. feet)



Total area: approx. 249.5 sq. metres (2685.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

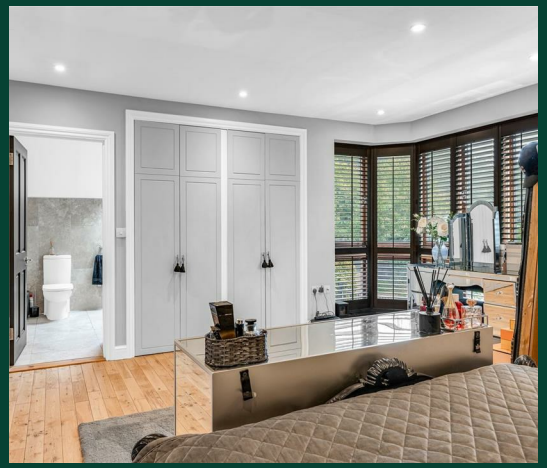
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.



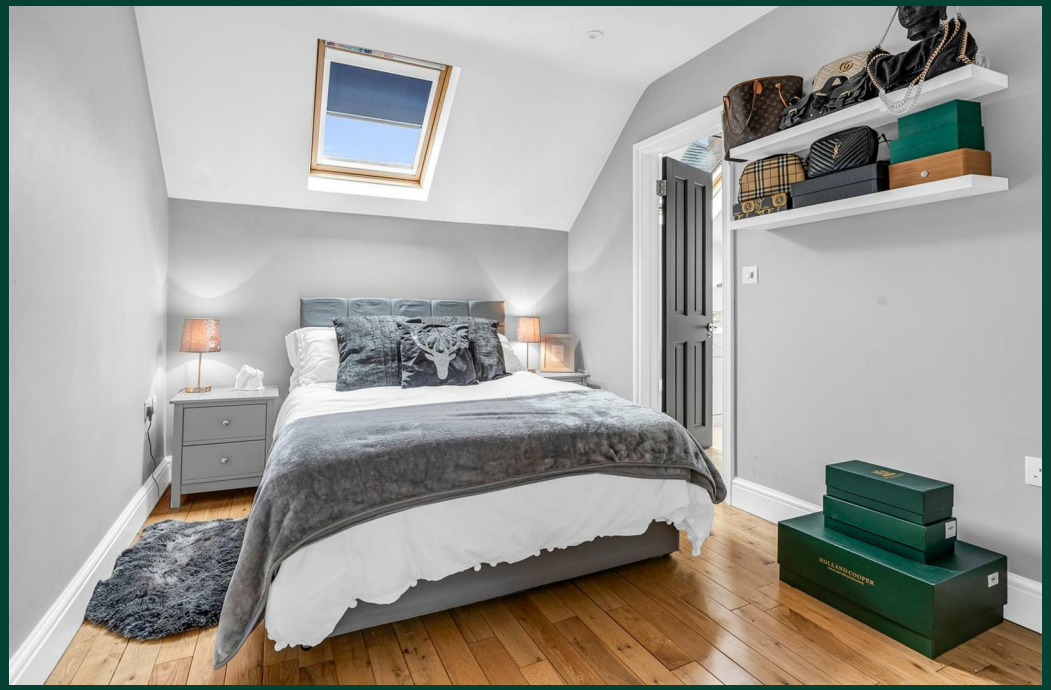



















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