



**Bryan Bishop**  
*and partners*

**Becket Gardens**  
Welwyn, AL6 9JE



# Becket Gardens

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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this wonderful three bedroom semi-detached family home set along a quiet residential cul-de-sac just a few minutes walk from the bustling High Street at the centre of the ever popular village of Welwyn. The house is presented in great condition inside and out with a smart block paved frontage providing ample off street parking, as well as a good sized rear garden, a very large living/dining room and a well placed ground floor guest cloakroom.

The attractive frontal aspect is further enhanced by a fabulous pitched roof porch, with windows on all three outer walls and a part glazed front door, that provides a welcoming entrance lobby that opens through an inner door into the main entrance hall. The entrance hall is a wonderfully light, bright space thanks to the side window overlooking the landing part way up the stairwell, helping to illuminate the intricate multi coloured mosaic pattern of the tiled floor that extends throughout the entrance hall and on into the kitchen. From the hallway doors lead off into the large living/dining room and the rear facing kitchen, which offers an extended view through the room and out into the rear garden, as well as a further door into the well placed guest cloakroom.

The living/dining room is a large room by any measure at over twenty-two feet long, stretching fully from the front to the back of the house, and is blessed with abundant natural light throughout the day thanks to the large picture windows at the front and the fully glazed sliding doors at the rear. The room is comfortably able to accept multiple sofas and chairs as well as a substantial dining suite, with a lovely exposed brick fireplace part way along the outside wall offering a charming focal point as well as welcome winter warmth.

Occupying the rear corner of the house is the kitchen, which has a terrific open aspect looking out onto the garden through a double width window, as well as a conveniently placed part-glazed door opening into the useful, gated side pathway that runs from the front drive into the rear garden. The kitchen is a good size and enjoys a nicely balanced shape, allowing a generous complement of wall and floor mounted fitted cupboards to encircle the perimeter, offering abundant storage as well as plenty of food preparation worktop area. Set within the cabinets is a good selection of integrated appliances, with designated spaces allowed for certain free standing items, whilst the remaining floor space is more than able to house larger free standing items such as a full height fridge freezer. Elegant tiled walls keep the space smart and clean, with a tiled splash back behind the inset hob adding a fabulous riot of colour in a complimentary style and pattern to the mosaic tiled floor.

Upstairs are three bedrooms, with two of them being generous doubles in size, and the large fully tiled family bathroom which boasts a separate bath and shower cubicle.





#### Exterior:

The generous frontage has off street parking for multiple cars on an attractive block paved full-width driveway. To the side of the house is a useful gated pathway that leads through to the rear garden, which is secure and fully enclosed and so ideal for pets and children. To the rear is a paved pathway running across the back of the house that extends out into large areas of patio on either side of the garden, offering ample room for casual seating and outside dining furniture.

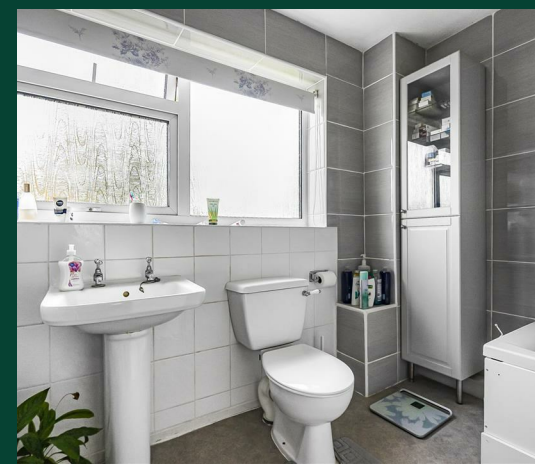
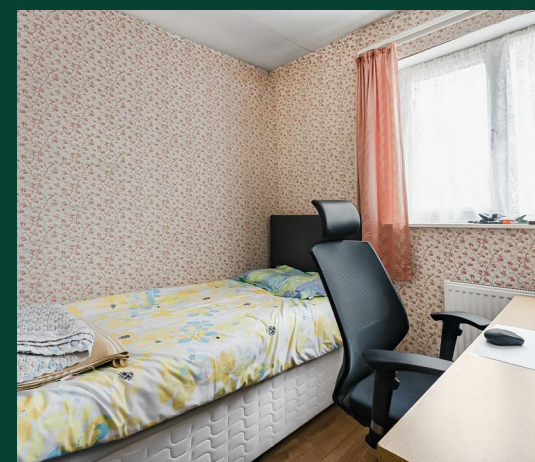
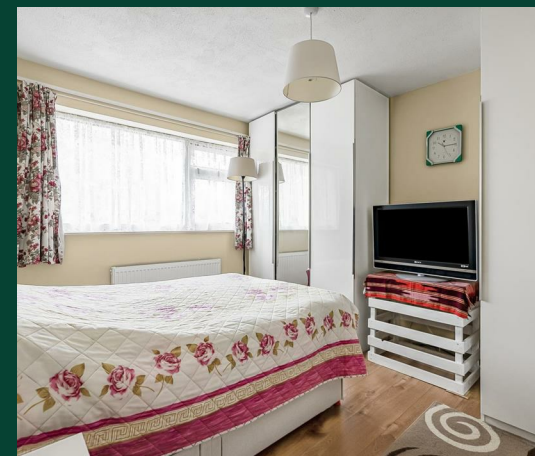
The remainder of the garden is a generous area of lawn interspersed with specimen shrubs and bushes, with a metal storage shed placed onto a further paved area in the far corner. This is a great garden with a pleasing open aspect all around which is perfect for spending time together with family and friends.

#### Location:

This charming property is ideally located in a quiet residential cul-de-sac just a few minutes walk to the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.



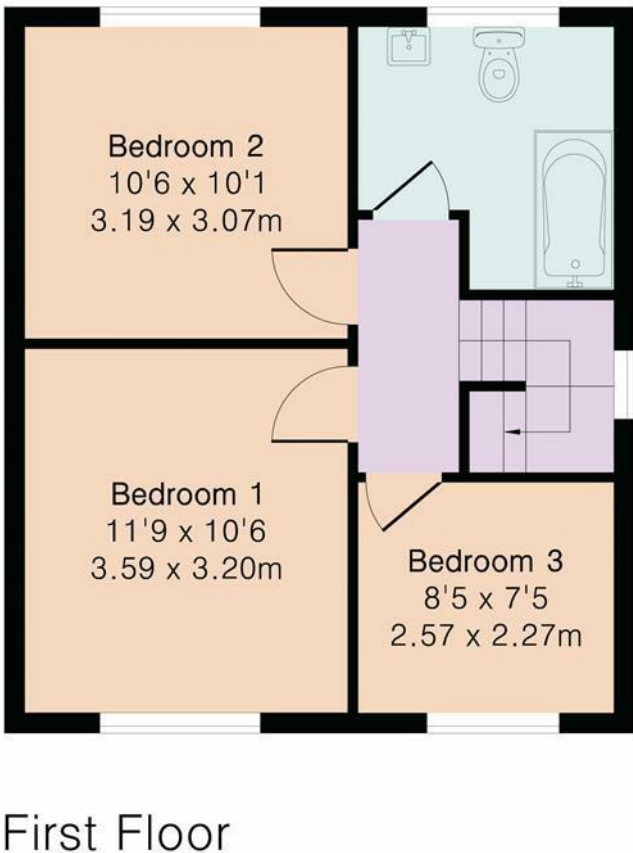
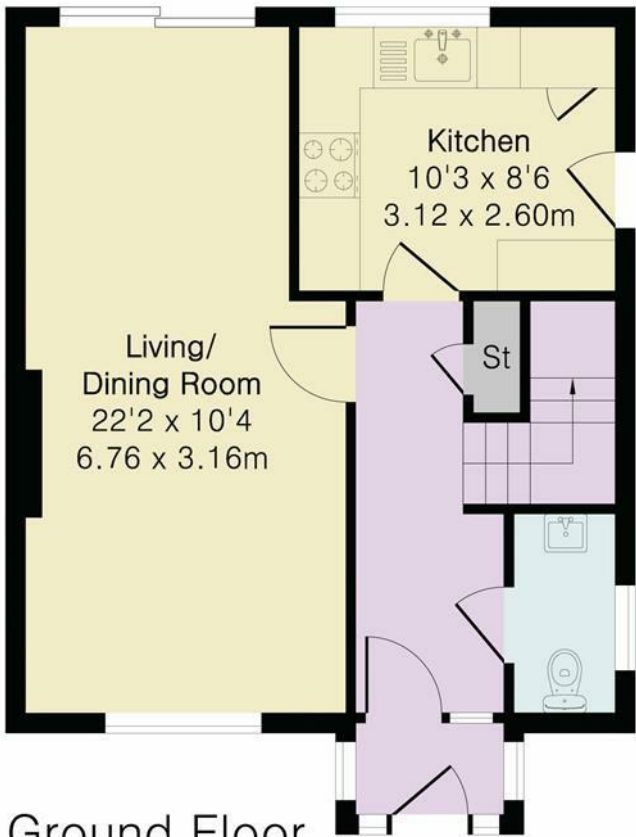




**Approximate Gross Internal Area 862 sq ft - 80 sq m**

Ground Floor Area 439 sq ft – 41 sq m

First Floor Area 423 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| 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 |         |           |
|                                             | 63      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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