



Strictly Private and Confidential

3 | Graysfield | Welwyn Garden City | AL7 4BL

Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantially and sympathetically extended four bedroom, two bathroom family home on the popular south-east side of Welwyn Garden City. The property enjoys a quiet cul-de-sac setting and is within easy reach of the fabulous King George V playing fields as well as the superb amenities on offer in the city centre. Presented in superb condition inside and out, this wonderful home enjoys flexible and spacious accommodation that is primed and ready to cope with modern family life with a carefully blended mix of open plan living spaces and a number of separate ground floor rooms. Plenty of off-street parking at the front is joined by a good size low maintenance rear garden which links seamlessly into the very large dining/family room through superb bi-fold doors to create a wonderful social space.

Accommodation:

This is a very attractive house, with light coloured brickwork and white window frames, highlighted by a stylish white enclosed porch at the front. Inside is a neat entrance lobby, with doors into a useful coat room and a well placed guest cloakroom, that opens through into the open plan kitchen/breakfast room.

Just inside the entrance lobby there is a door through to the spacious living room, which benefits from no less than four separate windows arranged around all three of the outside walls. As well as being a good size the room benefits from a well balanced shape that makes all of the ample space really usable. Comfortably able to accept multiple sofas and chairs as well as other occasional furniture, this is a flexible and adaptable room that works really well together with the open plan dining/family room to ensure the needs of the whole family are always met.

The kitchen/breakfast room is a wonderful space, with a great central position and an open feel to it that allows a lovely free flow around the whole of the ground floor. The front corner of the room has been cleverly utilised as the working kitchen area and fitted with a comprehensive array of wall and floor mounted cabinets around the perimeter walls. The layout ensures more than ample storage capacity along with plenty of food preparation worktop within a smart ergonomic package. Both elements are further boosted by a separate island towards the rear of the area that adds a five seater breakfast bar as well as presenting a neat visual delineation of the kitchen from the dining/family room. There is a full collection of integrated appliances integrated within the cabinets that includes double ovens and a substantial wine cooler.

From the rear corner of the kitchen/breakfast room a door runs through into a further suite of rooms that really serve to underline the fantastic flexibility of this large family home.

6a High Street, Welwyn, AL6 9EG
info@bryanbishop.co.uk
01438 718877

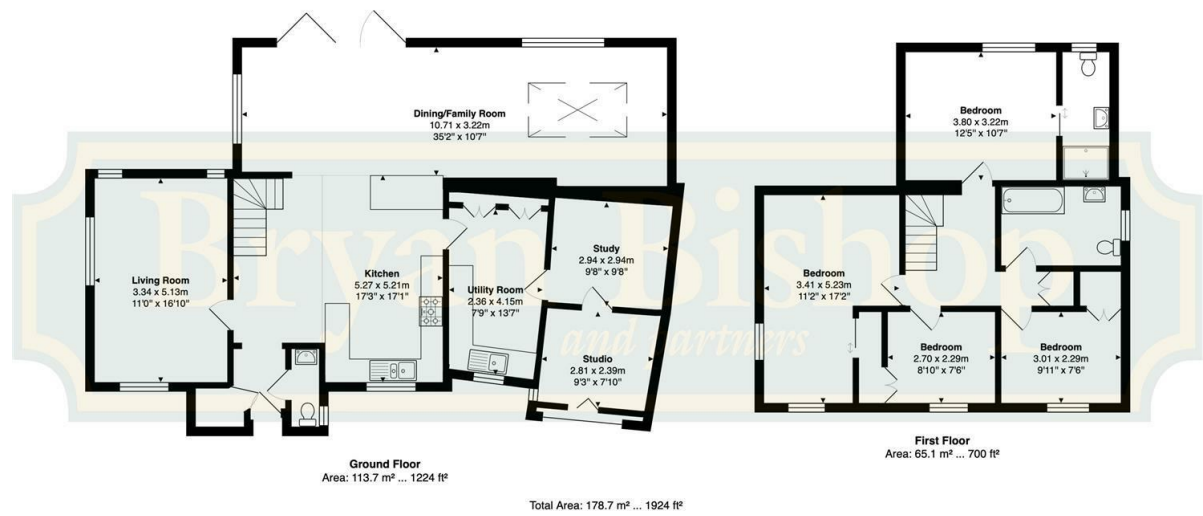


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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