



Tewin Wood
Welwyn, Hertfordshire

Bryan Bishop
and partners

Tradewinds

25 Orchard Road, Tewin Wood, Welwyn
AL6 0HL

London 30 miles | London Luton Airport 15 miles |
Stansted Airport 27 miles | London Heathrow Airport 40
miles | Welwyn Village 3.5 miles | Welwyn Garden City 4
miles | Hatfield 7 miles |
(Distance are approximate)

A Substantial Detached Character Home
Requiring Some Modernisation Standing in
Gardens of Over Half an Acre in This Highly
Desirable Location

Entrance Hall | Drawing Room | Kitchen | Utility
Room | Dining Room | Study | Cloakroom | Master
Bedroom with En-suite | 4 Further Bedroom | Family
Bathroom | Double Garage | Parking for several cars |
All in about 0.56 acres

Guide Price: £1,295,000



Property

“Tradewinds” is an eye-catching family house set well back from the road in large east and west facing gardens. The accommodation has a traditional layout and the kitchen lends itself to improvement, by combining it with the dining room to create one large living space. The property has a generous hallway with Oak flooring and door to a large main reception room with marble open fireplace and double aspect windows, the kitchen is also approached from the hall and is fitted with a range of white Oak units, there is an electric oven, hob, dishwasher and fridge/freezer and door to a rear hall with stairs to first floor. Also on the ground floor is a study and utility room. On the first floor is a master bedroom with dressing area, built in wardrobes and en suite bathroom and it overlooks the rear garden, there are 4 further bedrooms and a bathroom and some useful eaves storage.

Outside

The house stands on a sunny plot of 0.56 of an acre and has an extensive lawn to the rear, providing a great play area for children, the far end merges in to mixed woodland and mature rhododendrons. Backing on to the house is a raised flower bed and pathway with gate leading to the front, there is also a patio with brick retaining walls. The front has a sweeping gravel drive with parking for several cars and garden either side, a detached double garage provides additional parking and storage.

Location

Tewin Wood is a sought after residential area of mainly large family houses situated within a network of private roads which run through light woodland. There is a village store at nearby Burnham green, with more

extensive facilities in Welwyn Garden City which lies 4 miles to the South. For those wishing to commute, Welwyn North station which is under 2 miles away, offers a fast and frequent service into King's Cross, from as little as 19 minutes. Junction 6 of the A1(M) is about 2 ½ miles away at Welwyn Village.

Tenure

Freehold

Services

All mains services are connected to the property.

Rating Authority

East Herts District Council

Hertford Office:

Wallfields, Pegs Lane, Hertford, SG13 8EQ (Main Postal Address)

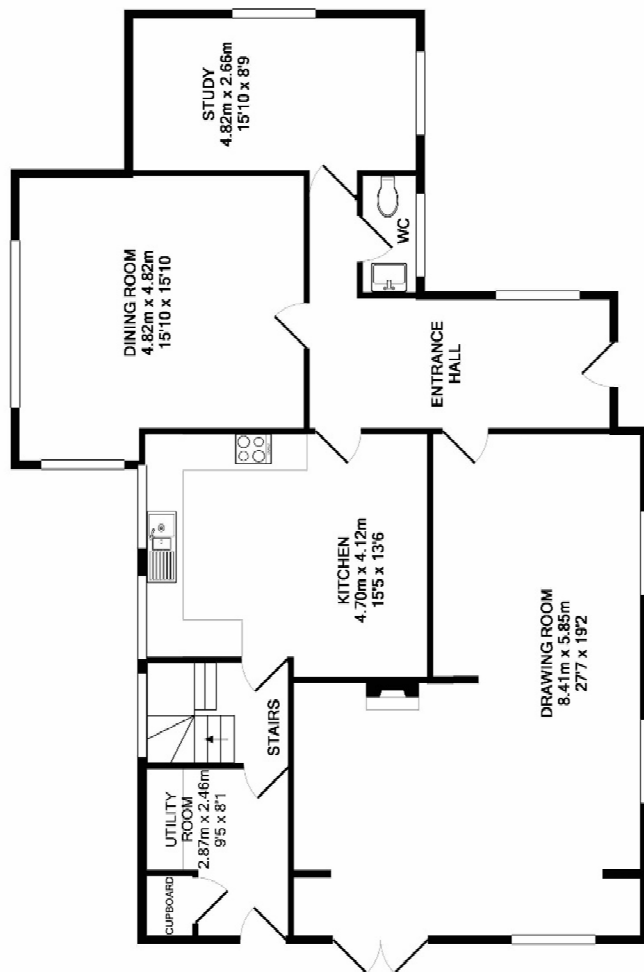
Bishop's Stortford:

Charrington House, The Causeway, Bishop's Stortford, CM23 2ER

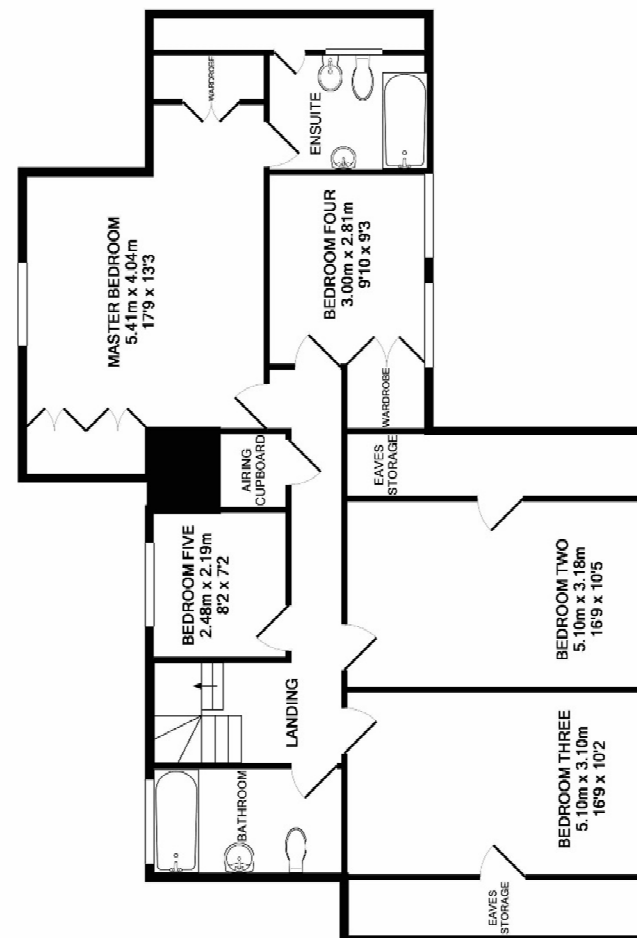
Tel: 01279 655 261







GROUND FLOOR
APPROX. FLOOR
AREA 146.8 SQ.M.
(1580 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 107.7 SQ.M.
(1160 SQ.FT.)

TOTAL APPROX. FLOOR AREA 254.5 SQ.M. (2740 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.

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