



Tynecroft

39 Upper Green Road, Welwyn

Bryan Bishop
and partners



An exceptional detached village house with a stunning garden of just under half an acre and beautifully appointed interior which includes an outstanding kitchen/breakfast room with vaulted ceiling.

Property

"Tynecroft" is by anyone's standard a truly wonderful family home, it has a great location in the centre of Tewin Village, easy access to the main east coast rail network and highly renowned local schools.

The property is approached via double entrance gates to a large gravel driveway and garage block providing ample parking. An attractive gabled entrance porch with "porthole" leads to a spacious entrance lobby and hall with engineered oak flooring and cloakroom off. The present owners have extended the property creating a fabulous all in one kitchen/breakfast/family room with large windows overlooking the gardens. There is also an impressive triple aspect drawing room with limestone fireplace and double doors to dining room and study.

On the first floor are 5 double bedrooms, including a large master suite of bedroom, fitted double wardrobes and huge en suite bathroom with a separate double berth shower stall. The family bathroom has recently been re-equipped with high quality sanitary ware and includes a bath, WC, wash basin, separate rainfall shower stall and a range of built in cupboards, finished with a porcelain tiled floor. The house is fully double glazed with modern gas fired central heating and high efficiency radiators, there is also a useful cellar.

Outside

The picturesque gardens provide a colourful backdrop and combine numerous flower

beds and shaped borders around a large central lawn. Backing on to the house is a paved patio and small ornamental pond with waterfall. The garden faces south west and obtains plenty of sunshine throughout the day, there is side access to the front drive, garage and garden which is well screened by mature holly and pyracanthas hedgerows and has, as its focal point an enchanting parterre of box and perennial plants.

Location

Tewin is well situated for commuters and Welwyn North station is about 2 miles away providing an excellent service in to Kings Cross (from 19 minutes) The A1(M) is at Welwyn and the A(10) can be reached at Hertford, 5 miles. Heath Mount preparatory school is within 10 minutes' drive and Tewin Cowper Junior school is a short walk away. The nearest major town of Welwyn Garden City is 3 miles to the south. Tewin has a strong community spirit with its own shop and tea-room, two popular pubs, sports clubs including a livery stable as well as numerous activities throughout the year.

Tenure

Freehold

Services

All mains services are connected.

Rating Authority

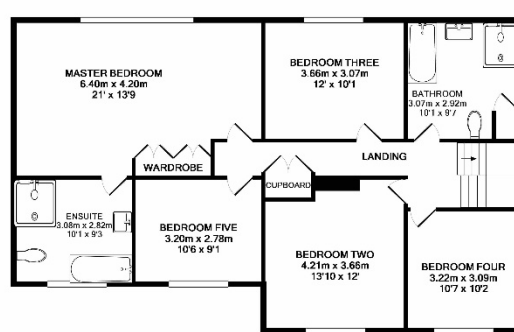
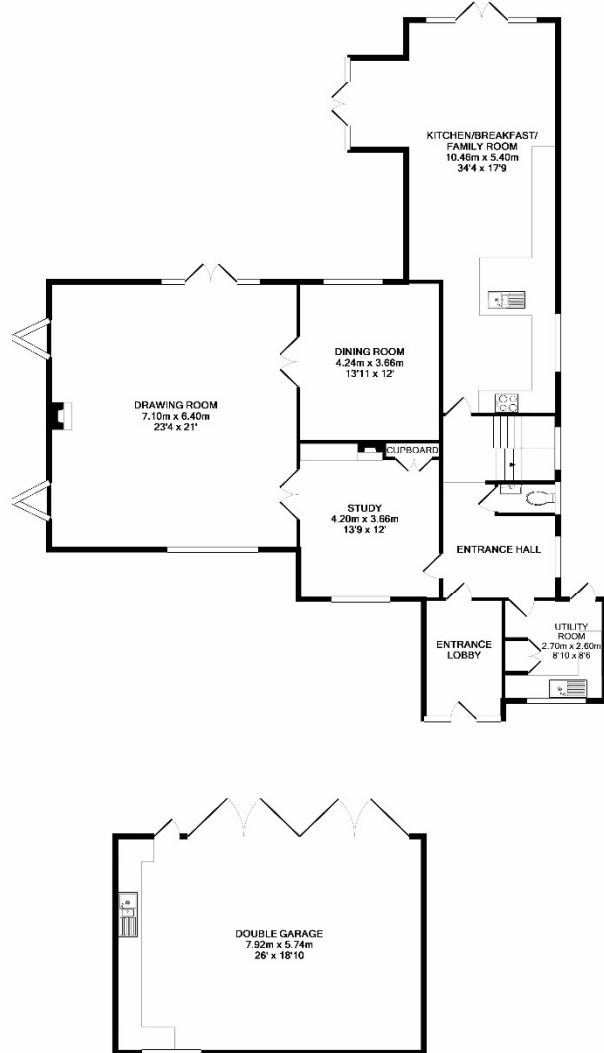
East Herts District Council

Wallfields, Pegs Ln, Hertford, SG13 8EQ

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To view this property call Bryan Bishop Estate Agents on **01438 718877**



1ST FLOOR
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9 – 11 Church Street, Welwyn, AL6 9LN
01438 718877
info@bryanbishop.co.uk
www.bryanbishop.co.uk



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