



Digswell Park Road

Welwyn Garden City,
Hertfordshire, AL8 7NW
Guide Price £900,000

COUNTRY PROPERTIES
PART OF HUNTERS

STUNNING WEST SIDE PROPERTY .. Just bring your suitcases and move into this four bedroom, linked-detached house with two receptions, cloakroom, utility room, conservatory, garage and driveway providing off road parking for several vehicles.

- Linked Detached House
- West Side Location
- Four Bedrooms
- Cloakroom
- Utility Room
- Two Receptions
- Conservatory
- Garage
- Driveway

GROUND FLOOR

Entrance Hall

Entry via original timber door leading through to the entrance hall. Replacement UPVC double glazed Georgian style port hole window to the front aspect. Herringbone block wood parquet flooring. Radiator. Door to under stairs storage cupboard. Solid oak doors to living room and cloakroom. Part glazed solid oak door to kitchen.

Cloakroom

Suite comprising of a low level dual flush WC. Wall hung wash hand basin. Ceramic floor tiling. Ceramic wall tiling. Wall mounted gas central heating boiler. Wall hung storage cupboard. Sunken ceiling down lighters. Replacement UPVC double glazed Georgian style window to the side aspect with obscure glass.

Kitchen

A re-fitted kitchen to a high standard with a range of matching cream fronted wall and floor cupboards with marble worktops over. Stainless steel one and a half bowl sink unit with chrome mixer tap over. Space for range style gas cooker with stainless steel splash back and stainless steel chimney style extractor hood over. Space and plumbing for freestanding dishwasher. Space for integrated microwave. Space for separate tall fridge and freezer or American style fridge/freezer. Exposed wooden floorboards. Sunken ceiling down lighters. Two replacement UPVC double glazed Georgian style windows to the rear aspect, one to the conservatory and the other over looks the rear garden. Part glazed solid oak timber door leading through to the dining room. Hall to utility room.

Utility Room

Replacement UPVC double glazed door to the front aspect. Continuation of the strip wood flooring. Wall mounted electric heated towel rail. Timber worktop with cream painted cupboards. Space and plumbing for freestanding automatic washing machine. Space for condensing tumble dryer. Wine rack. Sunken ceiling down lighters. Replacement UPVC double glazed window the rear aspect. Replacement UPVC double glazed door to the side aspect.

Dining Room

Continuation of the herringbone block wood parquet flooring. Power points. Radiator. Ceiling coving. Multi-pane aluminium French doors leading through to the conservatory. Multi-pane French doors leading through to the living room.



Living Room

Replacement UPVC double glazed sash windows to the front aspect. TV, telephone and power points. Radiator. Fireplace with wood burning stove within and timber mantle. Ceiling coving.

Conservatory

UPVC constructed conservatory with a poly-carbonate roof and roof opening. Dwarf brick walls with UPVC double glazed windows and UPVC double glazed French doors to the rear garden. Laminate flooring. Double radiator. Ceiling fan and light.

FIRST FLOOR

Landing

Door to airing cupboard housing the pre-lagged hot water tank within. Solid oak doors to all rooms.

Master Bedroom

Replacement UPVC double glazed Georgian style window to the front aspect. Power points. Radiator. Two double wardrobes with solid oak doors.

Bedroom 2

A dual aspect room with replacement UPVC double glazed Georgian style windows to the front and rear aspects. Two radiators.

Bedroom 3

Replacement UPVC double glazed Georgian style window to the rear aspect. Power points. Radiator.

Bedroom 4

Replacement UPVC double glazed Georgian style window to the front aspect. Radiator. Built-in cupboard. Access to boarded loft via drop down hatch and ladder with light.

Family Bathroom

A three piece suite comprising of a tiled panel bath with chrome mixer tap and thermostatically controlled Aqualisa shower over. Low level WC. Pedestal wash hand basin with chrome mixer tap and pop up waste. Shaver point. Wood effect tiled flooring. Radiator. Ceramic wall tiling. Wall light point. Extractor fan. Sunken ceiling down lighters. Replacement UPVC double glazed Georgian style window with obscure glass to the rear aspect.

EXTERIOR

Front Garden

The property benefits from a driveway providing off road parking for several vehicles. The garden is mainly laid to lawn with various flowers and shrubs to borders.

Garage

A single garage with a metal up and over door with light and power within. Personal door to the side aspect.

Rear Garden

An extensive patio area providing space for outside dining and entertaining. The garden is mainly laid to lawn with a gravel pathway to the rear of the garden. Decorative pergola.

Agents Notes

Council Tax: Band F
EPC: Band E
Flood Risk: Very Low

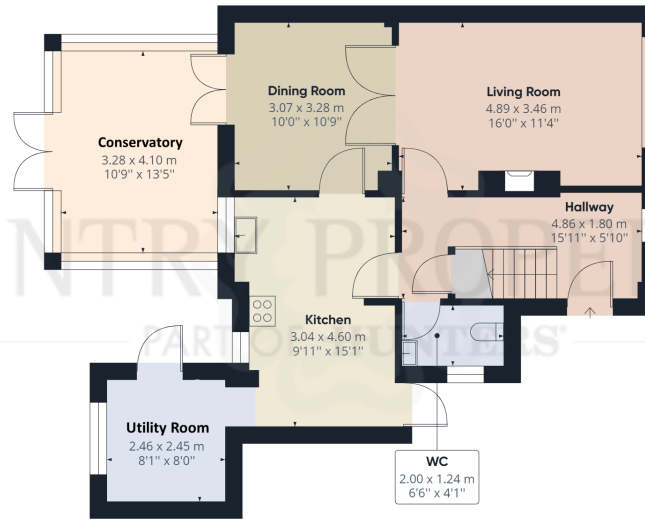
Property Tenure: Leasehold
Length of Lease: 999 Years from 25/03/1962 with 939 Years Remaining

UPRN: 100080974389

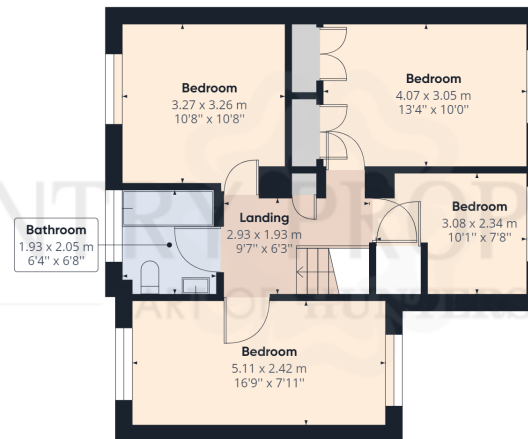




COUNTRY PROPERTIES



Ground Floor Building 1



Floor 1 Building 1

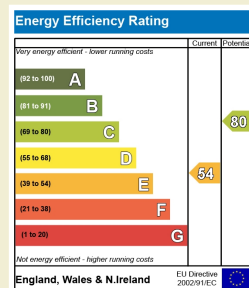
Approximate total area⁽¹⁾

1378.67 ft²
128.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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