

FOR SALE

£650,000 Freehold



# 33 Station Road, Digswell, Welwyn, Hertfordshire, AL6 0EA

- CHAIN FREE
- SEMI- DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- DOWNSTAIRS UTILITY ROOM
- DRIVEWAY AND CAR PORT
- BONUS UTILITY ROOM
- ADJACENT TO WELWYN NORTH STATION
- CHARACTER PROPERTY
- FRESHLY PAINTED AND CARPETED





## PROPERTY DESCRIPTION

This is a unique three bedroom semi-detached house benefiting from being a hop, skip and a jump to the Welwyn North mainline station. Originally constructed as the station cottage, a long private residents driveway leads up to the property. This is a one of a kind home in a woodland setting at the heart of Digswell. The property which has been freshly painted boasts three generous bedrooms and a lovely large family bathroom. Plenty of storage on both floors. Large entrance hall and separate formal lounge with a downstairs open plan kitchen, dining room and tv lounge area. Kitchen diner opens out onto a paved patio and landscaped south facing garden. Separate downstairs cloakroom w/c and utility room. Outside is a detached barn with covered car port and a front garden to enjoy. The best of both worlds with the beauty of Hertfordshire's rolling countryside on your doorstep yet you will be in the centre of London in under half hour. Welwyn Garden City is just a short drive away and the historic county of Hertford is at the end of the B1000. An ideal home for a city worker with the escape to the country side or a lovely family home. This is a must view home to appreciate the noteworthy character features. The property is being sold chain free. Energy rating C.





# ROOM DESCRIPTIONS

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## GROUND FLOOR

### ENTRANCE Hall

A welcoming entrance hall leading into the downstairs areas of the home and staircase to first floor.

### OPEN PLAN KITCHEN/DINER AND TV LOUNGE AREA

This lovely open kitchen and diner also has space for a comfortable TV lounge which is perfect for a family around the dining room table, in front of the tv or just at the breakfast nook in the kitchen. The kitchen has a Siemens dishwasher and two wine coolers. Space for a large fridge freezer. AEG Electric hob and under counter oven with extractor fan above. Plenty of work surfaces in the kitchen and is tiled throughout. French doors open out on to the south facing paved patio and landscaped garden. There is also a built in cupboard in the tv area. Plenty of natural light.

### DOWNSTAIRS CLOAKROOM

Off the tv lounge area, low level w/c and wash hand basin. Window for ventilation.

### UTILITY ROOM

Positioned off the tv area and has a range of cupboards, space for a washing machine and tumble dryer. There is also a sink. Pedestrian door to side passageway to the garden.

### LOUNGE

Separate formal lounge with an electric fireplace.

## FIRST FLOOR

### LANDING

Abundance of cupboards for extra storage.

### BEDROOM ONE

Wooden Built in cupboards and a skylight to let in natural light. Fully carpeted.

### BEDROOM TWO

Large spacious bedroom with built in cupboards. Fully carpeted.

### BEDROOM THREE

Fully carpeted.

### FAMILY BATHROOM

White three piece bathroom suite with shower over the panel bath. Built in cupboards. Skylight to let a flow of natural light in. Featuring tiled walls.

## OUTSIDE

### GARDEN

The south facing rear garden has natural stone paved areas and pathways. Mostly laid to lawn with enclosed fenced boundaries. Gate to rear for bin collection and gate to side which leads out to the front. Adjacent to the detached barn is enclosed grassed area which could easily be incorporated into additional parking (subject to planning consents). Bottom of the garden is a cherry tree (birds them them!) bottom right of the

garden is a Chestnut tree and Walnut tree, protected apple tree in the middle. A mini oasis for a green fingered family! Lots of homemade plum wine and apple crumble.

### DETACHED BARN AND PARKING

Detached timber barn with double doors. this can easily house a large car. Additional covered car port to side. Garage is already set up with underground electric cabling. Behind the garage are plum trees.

### DRIVEWAY

This property has a long private residents driveway and provides access to two other properties. Property has full freehold from bottom of the garden of drive way to top of the house so lots of land.

### COUNCIL TAX BAND D

### ABOUT DIGSWELL

Digswell is a sought after and desirable village within delightful countryside and just 23 miles north of London. The most prominent feature of this picturesque area is the impressive Digswell viaduct which carries the Great Northern Railway over the valley of the River Mimram, with its forty imposing arches. The village retains an old charm of delightful mature properties surrounded by an abundance of woods and parkland, including Digswell Park & Lake and Sherrardspark Wood. Close by is the newsagent/convenience store, a butchers and the Cowper Arms public house. The village church and hall are venues for local functions to promote a friendly community.

The Old Welwyn village is close by and offers a selection of local shops, restaurants and pubs serving the finest food. A wider range of facilities can be found at nearby Welwyn Garden City, with its Howard Centre shopping complex and large John Lewis department store, Gosling Sports Centre and Stanborough Park & sailing lakes. There is a choice of golf clubs in Welwyn Garden City.

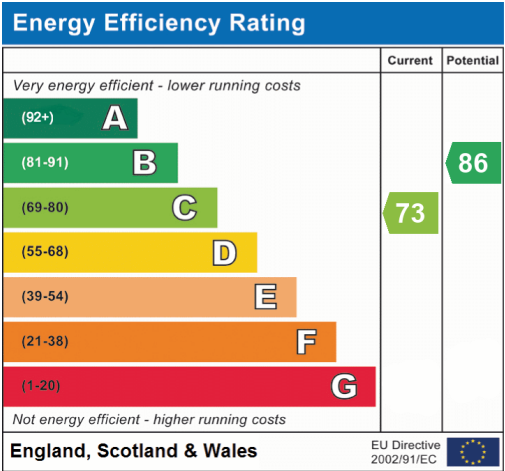
Welwyn North station is just a short stroll away, offering a fast, frequent rail service into London Kings Cross and the St Pancras Eurostar terminal, in just 25 minutes; and North to Peterborough & Cambridge. Just over a mile away, there is easy access to junction 6 of the A1(M), with links to the M25. For international travel, it is less than an hours drive to Luton, Stansted and Heathrow airports.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



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