



PUTTERILLS

est. 1992

2 Harmer Dell, Digswell, Welwyn, AL6 0BE
Guide price £900,000

CHAIN FREE FIVE BEDROOM DETACHED RESIDENCE ON 0.47 ACRE PLOT IN DESIRABLE LOCATION WITHIN WALKING DISTANCE OF MAINLINE STATION AND AND SCHOOLING

Deep End is a chain free Georgian style detached residence situated on a 0.47 acre plot in a desirable rural cul de sac location offering an ideal opportunity to refurbish and modernise and vast potential to extend (stp). The flexible and already good sized accommodation currently comprises entrance hall, living room with bay window and French doors to the garden, dining room, cloakroom, study/home office, kitchen, utility room, galleried landing, five bedrooms, en suite and bathroom. The secluded grounds are mainly laid to lawn with hard standing and detached double garage to the front supplying ample off road parking. The property is within 0.3 miles of Welwyn North mainline railway station, Digswell Village Hall, local primary schooling and amenities and within a short drive of town centres, a wide range of facilities, countryside, transport links and further schooling.

THE AREA

Situated in desirable and rural location within 0.3 miles of amenities, village hall and Welwyn North mainline railway station offering fast and frequent services into London Kings Cross, Moorgate, Peterborough and Cambridge. Within a short drive of Welwyn Village, Knebworth High Street, Hertford and Welwyn Garden City town centre which benefit from a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Within easy access are the A1(M) and M25 providing good transport links via road. A wide selection of renowned primary and secondary schools are located in the Hertfordshire area spanning Hertford, St Albans and Hitchin. Sports and golf clubs, playing fields, countryside, public houses and restaurants are nearby.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Staircase to the first floor. Window to the front. Access to:

LIVING ROOM

23'5" x 12'11" (7.14m x 3.94m)

Bay window to the front. French doors to the side opening onto the garden. Door to:

DINING ROOM

15'1" x 9'10" (4.60m x 3.00m)

Windows to the rear.

KITCHEN

11'7" x 10'5" (3.53m x 3.18m)

Wall and base units. Sink and drainer. Window to the rear. Door to:

UTILITY ROOM

11'9" x 5'9" (3.58m x 1.75m)

Sink and drainer. Window to the side. Door to the rear.

CLOAKROOM

Wc and wash hand basin. Window to the side.

STUDY/HOME OFFICE

11'10" x 7'10" (3.61m x 2.39m)

Window to the front.

FIRST FLOOR

GALLERIED LANDING

Airing cupboard. Loft hatch. Windows to the front. Access to:

BEDROOM ONE

13'9" x 11'10" (4.19m x 3.61m)

Fitted wardrobes. Windows to the rear. Door to:

EN SUITE

Wc, wash hand basin and bath. Window to the rear.

BEDROOM TWO

15'1" x 12'11" (4.60m x 3.94m)

Window to the side.

BEDROOM THREE

12'11" x 8' (3.94m x 2.44m)

Window to the front.

BEDROOM FOUR

11'10" x 8' (3.61m x 2.44m)

Window to the rear.

BEDROOM FIVE

10'2" x 8' (3.10m x 2.44m)

Window to the front.

BATHROOM

Wc, wash hand basin, bidet and bath.

OUTSIDE

FRONT

Laid to lawn with footpath leading down to the front door with covered storm porch. Hard standing supplying ample off road parking and leading to:

DOUBLE GARAGE

19'1" x 18'7" (5.82m x 5.66m)

Detached double garage with power and lighting. Up and over doors to the front. Door to the rear.

GROUND

Set on a 0.47 acre plot, the grounds are mainly laid to lawn with various shrubs and trees to borders.

FURTHER INFORMATION

Council tax band: G

EER: E

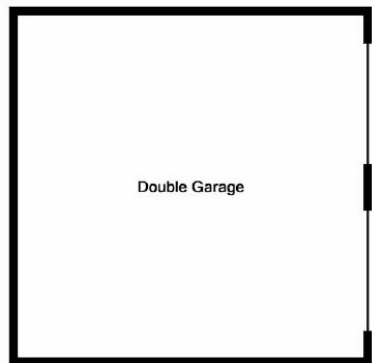
VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH
PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.

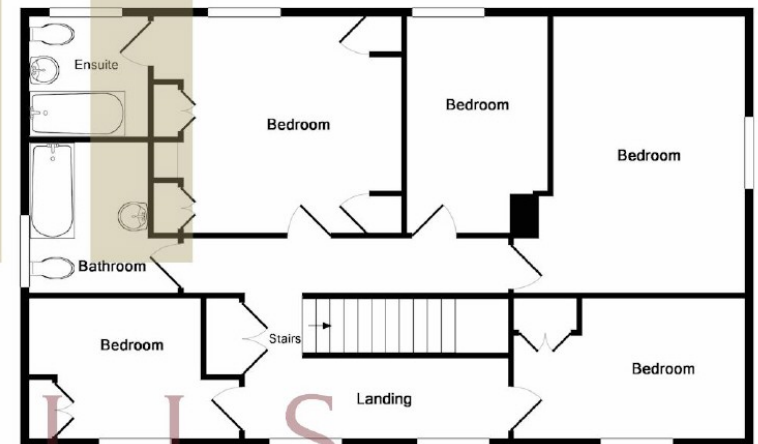




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Ground floor
Approx. Floor
Area 121.0 Sq.M.
(1302 Sq.Ft.)

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1st floor
Approx. Floor
Area 86.2 Sq.M.
(928 Sq.Ft.)

Total Approx. Floor Area 207.2 Sq.M. (2231 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 operability or efficiency can be given.

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