





Hertford Road, Welwyn


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32 Hertford Road

Digswell, Welwyn, AL6 0DB
£850,000

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating Band E

A rarely available three bedroom detached family home offering scope for extensions and improvement (STPP and Consents) within this highly desirable location.

Situated on a large plot (Approx. 0.16 Acres) set back from the road with a large driveway and beautiful wooded outlook this property offers a purchaser the ability to create an amazing home. Located within the highly regarded area of Digswell which sits approximately 2 miles to the north of Welwyn Garden City.

The location is ideally situated for commuters with its own railway station 'Welwyn North' with direct services into Kings Cross in 34 Minutes which is less than a 10 minute walk away. The property is also well catered for local Schooling with a selection of both Independent and State Schools.

The accommodation which requires modernisation comprises of entrance hall, dining room, sitting room with open fireplace, large L shaped kitchen / breakfast room, Utility room, shower room & Cloakroom as well as internal access to a garage / store (Restricted access). Upstairs are three good sized bedrooms and a family bathroom. (EPC Rating - E; Welwyn Hatfield Borough Council; Council Tax Band F)

- Desirable Location
- Detached property
- Three Bedroom
- Large Driveway
- Wooded outlook
 - Sitting Room
 - Dining Room
- L - Shaped Kitchen / Breakfast Room
 - Mature rear gardens
- Scope for extensions / Improvements





Additional/Material Information

- Local Authority is Welwyn Hatfield Borough Council
- Council tax Band F
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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