



PUTTERILLS

— est. 1992 —



Digswell Park Road, Welwyn Garden City, AL8 7NS  
Offers Over £650,000

# PROPERTY SUMMARY

Situated in a highly regarded West Side location, this attractive three-bedroom semi-detached family home enjoys a prime position within easy reach of Monks Walk Secondary School, Welwyn North train station, and scenic woodland walks.

The property blends characterful charm with a modern twist, showcasing original features such as fireplaces and parquet flooring, complemented by contemporary updates throughout. Upon entering, you're welcomed by a hallway that leads into a 15ft sitting room, seamlessly opening into a separate dining area. From here, double doors lead into a delightful conservatory that enjoys views over the well-tended rear garden.

Externally, the property offers a driveway providing off-road parking, a garage, and a beautifully maintained south-facing rear garden, perfect for enjoying the afternoon sun.

3



1



2





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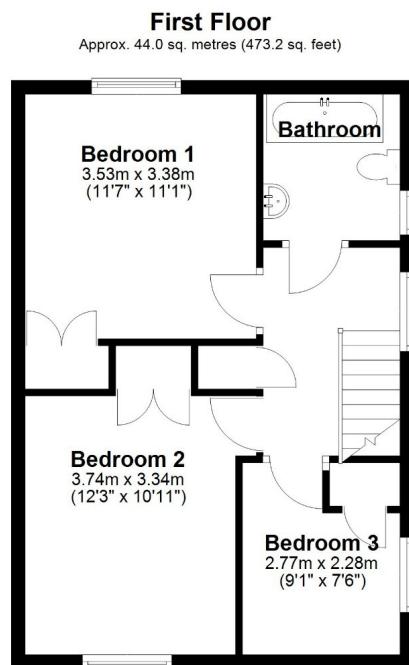
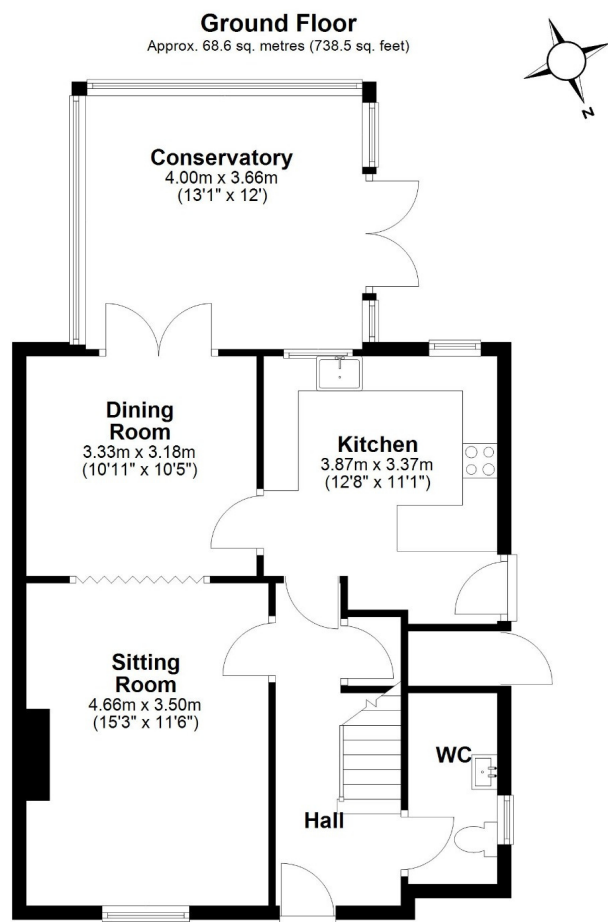












Total area: approx. 112.6 sq. metres (1211.7 sq. feet)

LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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