



4 Bedrooms



1 Bathroom  
1 Cloakroom



3 Reception Rooms +  
Separate Sitting Area



Garage & Off-Street  
Parking for 4 Cars



Secluded Rear Garden with  
Summerhouse



EPC Band C

**Council Tax Band:** E  
£2,831.83 Apr 25/Mar 26.

**Local Authority**  
Welwyn & Hatfield Borough  
Council

**Leasehold:** 999 years from 25  
March 1962.  
Ground Rent: £60 pa.





## Digswell Park Road, Welwyn Garden City

A spacious, extended semi-detached home in a great position, directly backing fields and a short walk from Monks Walk school.

- 🏡 Well presented, extended semi-detached family home
- 🏡 Versatile and spacious ground floor living space
- 🏡 Open fireplace to living room
- 🏡 Large L-shaped kitchen with integrated appliances
- 🏡 Downstairs cloakroom
- 🏡 Wonderful views to rear over fields
- 🏡 Walking distance to mainline rail station

### Description

Located in a prime area to the north west of the town, this well proportioned home has been extended to provide flexible accommodation ideal for family living.

Downstairs the living room has an open fireplace and parquet flooring runs through the hall and main living spaces. There is a garden room extension and an L shaped kitchen with integrated appliances. The garden room and bathroom benefit from underfloor heating. An additional bedroom/reception room sits behind the original garage which offers ample storage.

On the first floor, four bedrooms are serviced by a family bathroom.

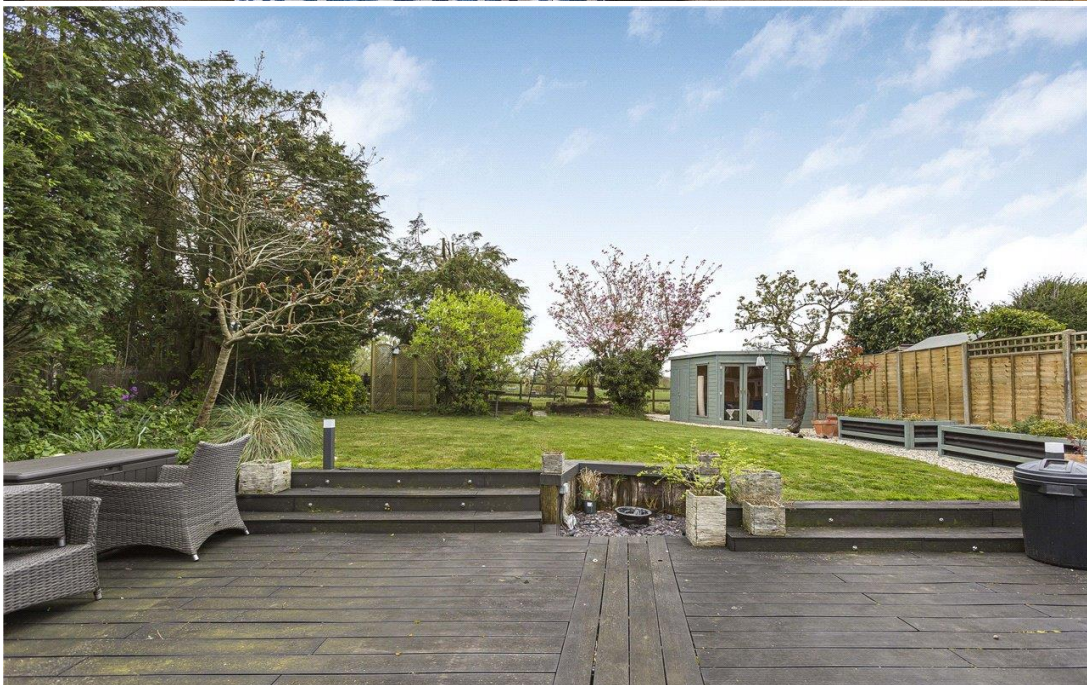
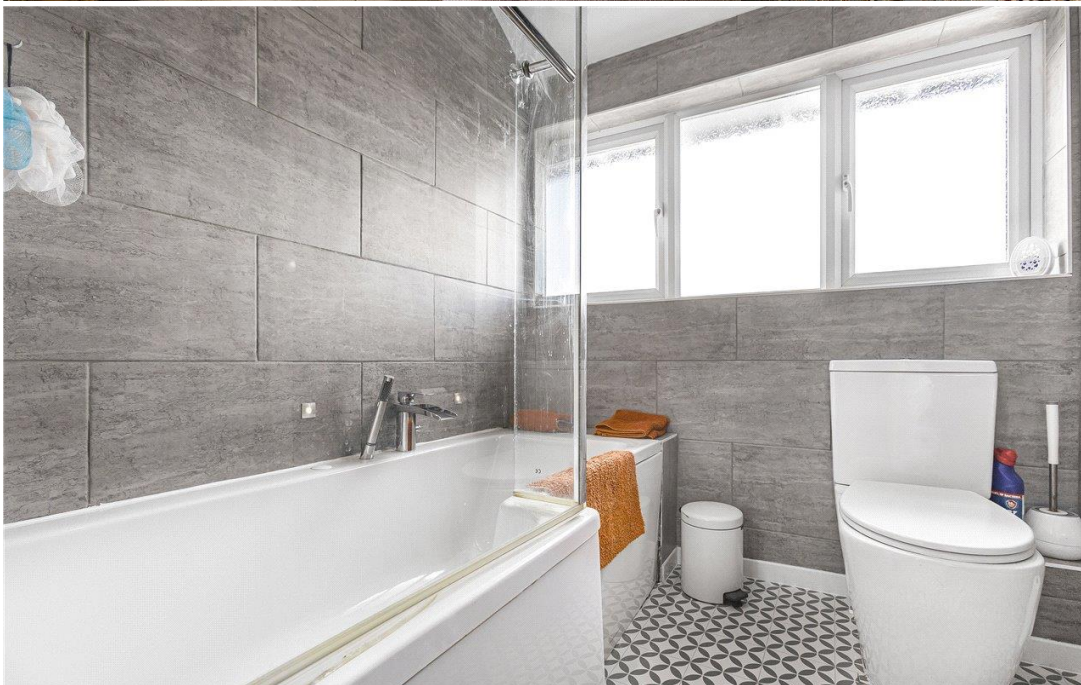
Externally, a deep frontage offers parking for four cars and, to the rear, there is decking with a raised lawn and summerhouse. The outlook is a particular feature with fabulous views over fields.

### Location

The property enjoys a particularly attractive position within this sought after turning in the Knightsfield area of the town. Monks Walk School and Welwyn North railway station are both within walking distance and the house enjoys a superb outlook backing directly on to paddocks at the rear.



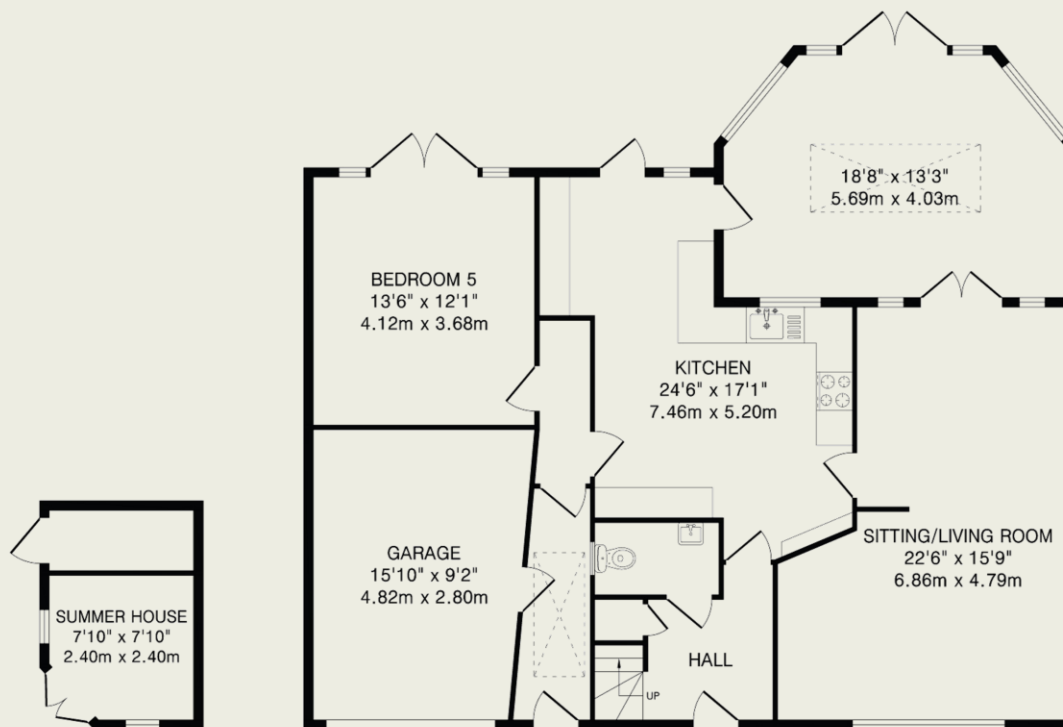




**Important Information**

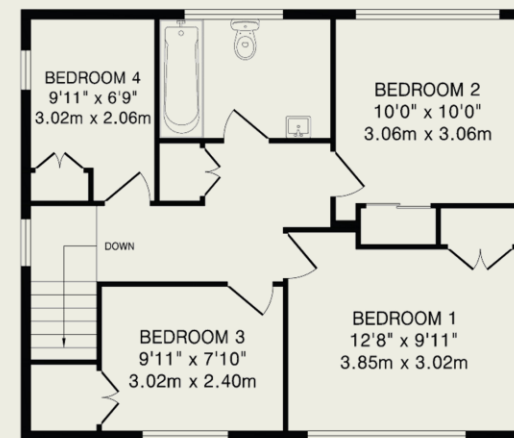
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Outbuilding  
86 sq.ft.(7.9 sq.m)approx.

Ground Floor  
1319 sq.ft.(122.4 sq.m)approx.



First Floor  
599 sq.ft.(55.6 sq.m)approx.

TOTAL FLOOR AREA: 2004 sq.ft.(185.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.