



11 Digswell Park Road
Welwyn Garden City | Hertfordshire | AL8 7NW

FINE & COUNTRY

STEP INSIDE

11 Digswell Park Road

A superb, architecturally inspired 1960's home, probably designed by the famous architect office of Louis De Soisson, creator of the Garden Cities in Hertfordshire. This home has been renovated throughout within the past few years and offers approximately 2068 sq. ft/191 sqm of accommodation. This elegant four-bedroom bungalow was originally designed with extensive Iroko wood, - a west African hard wood, visible still in the window frames and posts - and offers electric underfloor heating and double-glazed windows. The property is set within approximately 0.3 acres of secluded, mature gardens with double garage and workshop, and plenty of parking space.

Stylish and inviting, a well-designed entrance porch offers plenty of space to place coats and shoes before entering the main lobby. The central hallway of this property immediately makes you feel relaxed and secure. You can really feel the quality and care taken in designing the space, with feature wooden beams made of Iroko wood, solid oak veneer doors and rustic oak parquet flooring throughout the rooms. The current owners have reconfigured some of the rooms to allow the property to flow more sympathetically, now offering a larger kitchen with windows to the side. A separate utility room has storage and a spare fridge freezer so that the kitchen can be used more efficiently. There are four bedrooms to this home, two facing out to the front of the property. A superb master bedroom can be found to the rear with built in wardrobes, air conditioning and ensuite bathroom. It also has patio doors leading out to the stunning gardens, a lovely place to wake up and enjoy the views.

There is a smaller fourth bedroom at the front of the house which could be used as a hobby room. Approved planning permission would allow this room to extend into the adjacent shower room if one wishes to have a larger bathroom. The living and dining area really is the heart of this home with an open plan and large windows so you can enjoy the views of the mature gardens. This is where you really appreciate the architectural design of this home, with beautiful, featured beams, fireplace, and natural light flooding in. Central to the living area, there is a feature open space with a skylight, ideal to read a book, use as an office space or a playroom. A conservatory to the rear of the property adds an extra bright and airy space to enjoy and the current owners have planning permission to take this down and extend to create more living space if desired.











STEP OUTSIDE

11 Digswell Park Road

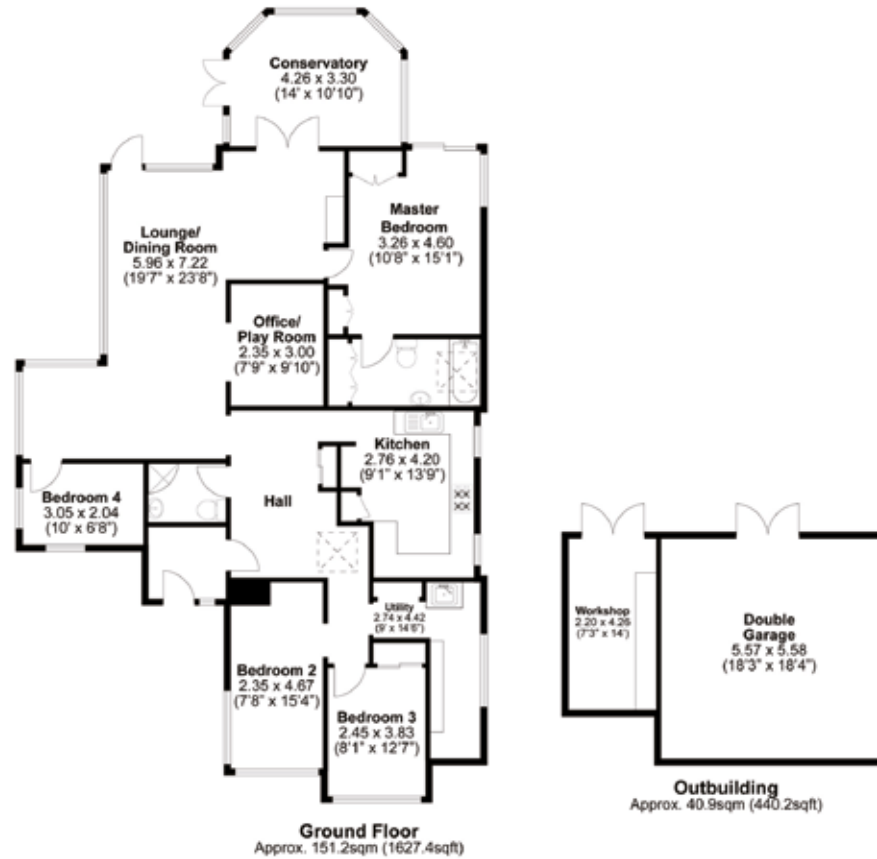
The property is set within approximately 0.3 acres. A large driveway leads you to the double garage with separate workshop and plenty of parking space. This home is surrounded with well-maintained beautiful gardens, which have been landscaped and carefully designed to create a private oasis for the owners to enjoy. There are many flowers and shrub borders, mature trees, and generously laid lawn.

Location

The property is situated in the highly regarded West side location of Welwyn Garden city. There are fantastic countryside walks, local pubs, and fabulous schools. Just 0.8 miles (approx. 10 minutes' walk) to Welwyn North station and 1.8 miles to Welwyn Garden City town centre where you will find many local shops and restaurants. There is also easy access to the A1 motorway just a few minutes away.



11 DIGSWELL PARK ROAD



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

Council Tax Band: F
Tenure: Freehold

TOTAL FLOOR AREA: 2067.6 sq.ft. (192.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Offers over £1,050,000



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