



**Bryan Bishop**  
*and partners*

**56b Hertford Road**  
**Digswell, AL6 0BX**







# 56b Hertford Road

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## Property

A three bedroom detached home with quite possibly the most attractive, open and scenic riverside gardens Bryan Bishop has ever had the pleasure of marketing! With views over rolling countryside, domesticated ducks, outbuildings and a private gated driveway with an acre of manicured gardens.

Accessed via a large pair of solid oak vehicular gates leading to a spacious driveway bordered by mature shrubs and ornate trees. An attractive covered porch leads into the main open plan living area of the home, this offers dual aspect and bi-fold doors. Immediately upon entering the property you are greeted by the exceptional views over the garden and idyllic outlook beyond. This space offers a large kitchen area with central island, a range of base and eye level units, fitted and freestanding appliances and quartz worktops, served by a separate utility with side aspect door. The remainder of the room is set up with a dining area and lounge. The last room in the house is currently split into a sitting area and study, whilst this room is open it could be split into two working rooms. A cloakroom serves the ground floor.

To the first floor of the property there is a dual aspect main bedroom with en-suite and fitted wardrobes. Two additional bedrooms that are served by a family bathroom. All three bedrooms benefit from views over the private rear gardens and Hertfordshire countryside beyond.

## Outside

Particularly impressive are the rear gardens, with a huge assortment of trees, shrubs and planting offering an abundance of species and colour for most of the year. There is a large patio area directly off the main house and living area, to the end of the garden is the River Mimram, with an island for the resident ducks that have been hand reared and domesticated by the current owners. Two bridges access a further garden across the river. There are two ancillary buildings, perfect for entertaining, as well as two large secure storage units.

## Location

This is a really lovely family home in a secluded setting, right next to open countryside walks and yet less than 1 mile from Welwyn North station, providing a fast and frequent commuter service into Kings Cross and Thameslink line. The nearest town is Welwyn Garden City to the south and Hertford to the east. The A1(M) J.6 can be reached at Welwyn approximately 2 miles away. The area is well served by reputable independent schools including, Haileybury, Heathmount and Sherrardswood.











## GROUND FLOOR

Kitchen/Living/Dining Room

Utility

Cloakroom

Office/Family Room

## FIRST FLOOR

Landing

Main Bedroom

En-suite

Bedroom Two

Bedroom Three

Family Bathroom

## EXTERIOR

Detached Annex

Bedroom

Kitchen

Shower Room

Storage Building

Storage Building 2

Summer House with Bar, Games Room and Lounge

Riverside Garden

Gated Driveway

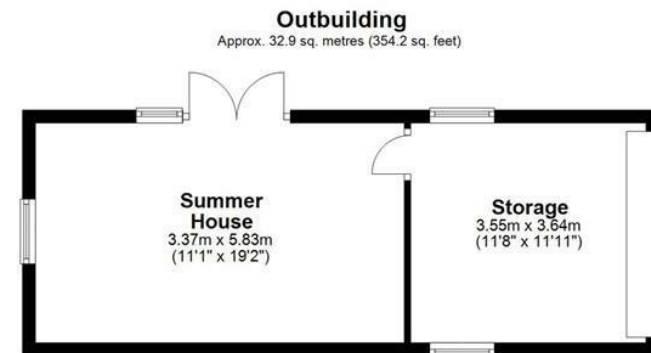
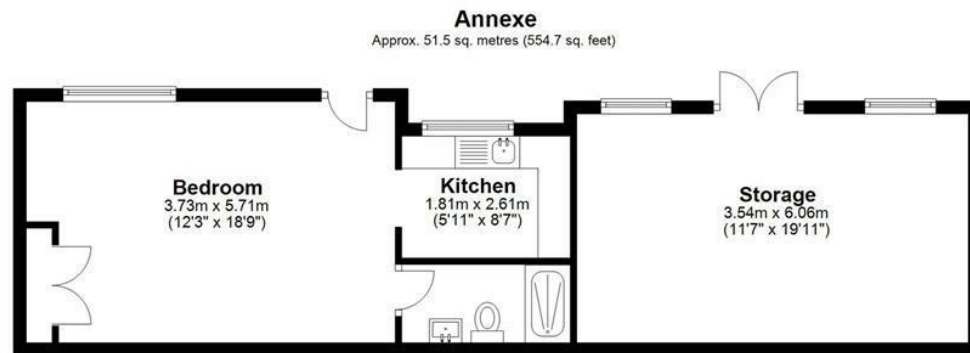
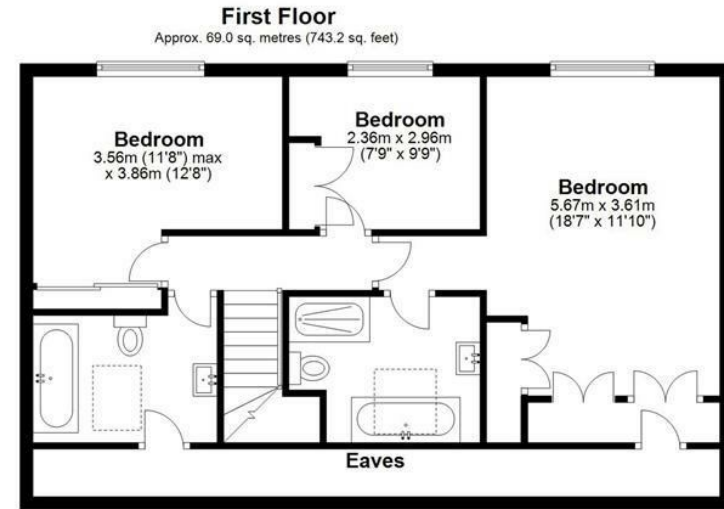












Total area: approx. 238.1 sq. metres (2562.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

















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