



**Station Road, Digswell WELWYN AL6 0DX**



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**Station Road, Digswell WELWYN**

This CHAIN FREE four-bedroom semi-detached home is located in the sought after Hertfordshire village of Digswell, close to Welwyn North Train Station and with easy access to commuter links via the A1M and A414. The ground floor offers cloakroom with shower cubicle, study, lounge and separate dining room, fully fitted kitchen and the fourth bedroom. Upstairs boasts three bedrooms and family bathroom. Externally there are front and rear gardens with off street parking. Further benefits include gas central heating and double glazing throughout.



### Entrance Hall

Door to front, laminate flooring, radiator.

### Cloakroom

Double glazed window to rear, shower cubicle, W/C, wash hand basin.

### Study

5' x 10' ( 1.52m x 3.05m )

Double glazed window to front, laminate flooring, radiator.

### Lounge

17' max x 15' max ( 5.18m max x 4.57m max )

Laminate flooring, spot lights, wall lights, doors to rear garden.

### Dining Room

17' max x 14' into bay ( 5.18m max x 4.27m into bay )

Laminate flooring, gas fire, radiator, wall lights, bay window to front.

### Kitchen

14' x 9' ( 4.27m x 2.74m )

Double glazed window to rear x 2, tiled flooring, filtered water tap, sink/drain, electric oven/hob, space for fridge freezer and dishwasher, combi-boiler (2 years old), storage under stairs.

### Landing

Double glazed window to side, carpet, radiator, loft access, storage cupboard with window.

### Bedroom One

10' x 12' ( 3.05m x 3.66m )

Double glazed window to front, laminate flooring, radiator.

### Bedroom Two

9' x 11' ( 2.74m x 3.35m )

Double glazed window to rear, laminate flooring, radiator.

### Bedroom Three

8' x 6' 11" ( 2.44m x 2.11m )

Double glazed window to front, laminate flooring, radiator.

### Bedroom Four (downstairs)

10' 7" x 8' ( 3.23m x 2.44m )

Laminate flooring, radiator.

### Bathroom

Double glazed window to side, W/C, wash hand basin, vanity, extractor, heated towel rail, bath with shower over.



Ground Floor



First Floor

Total floor area 135.9 m<sup>2</sup> (1,463 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Station Road, Digswell WELWYN

- CHAIN FREE
- Four Bedrooms
- Two Reception Rooms Plus Study
- Downstairs Shower Room
- Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

**£750,000**



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