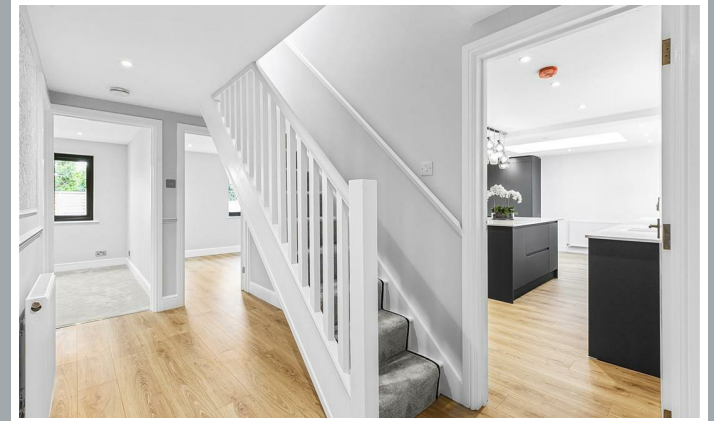




52, Warren Way, Digswell  
AL6 0DN  
Guide Price £900,000



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## 52 Warren Way, Digswell, Welwyn, AL6 0DN

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this completely refurbished and extended four bedroom detached family home situated on a sought after road in the desirable village of Digswell. The property is only a short walk from Welwyn North station and is arranged over two levels. On the ground floor, there is an entrance hallway, 22' kitchen/diner, 25' living room which benefits from bi-fold doors to access the rear garden, two double bedrooms, one of which has its en-suite. On the first floor, there are two further bedrooms and modern four piece suite bathroom. Externally, there is off street parking for 2/3 cars and to the rear there is a secluded landscaped rear garden with an outbuilding previously used as a garage but could be a perfect annexe, garage or office (STPP). Keys held for immediate viewing.

Warren Way is situated in the quiet village of Digswell which offers two pub/restaurants, tuck shop, cafe, countryside walks, primary school and Welwyn North train line offering superb transport links into London's Kings Cross. The property also has easy access to the A1 offering good vehicular transport into London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



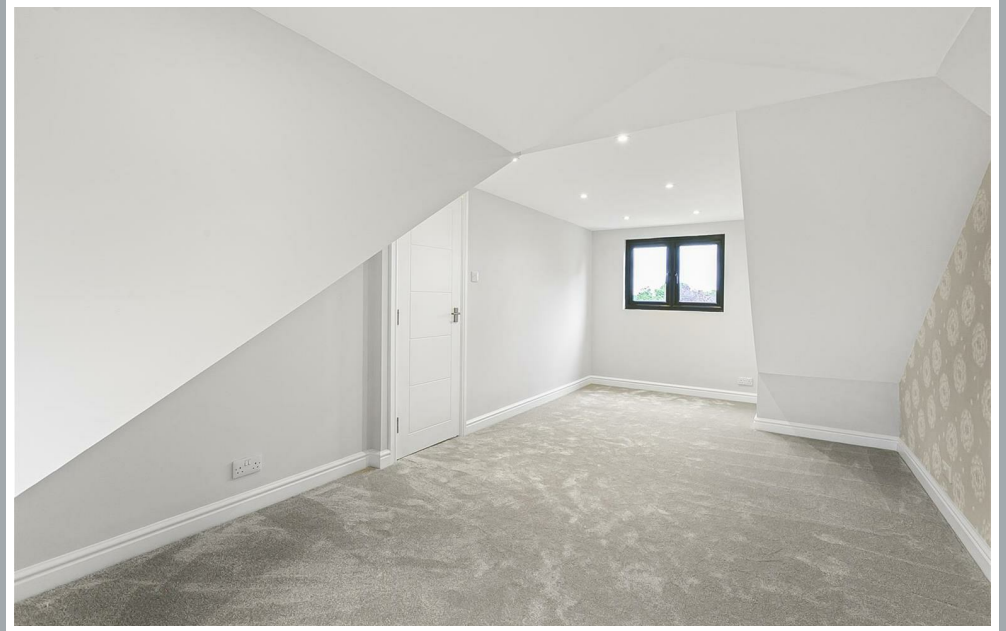
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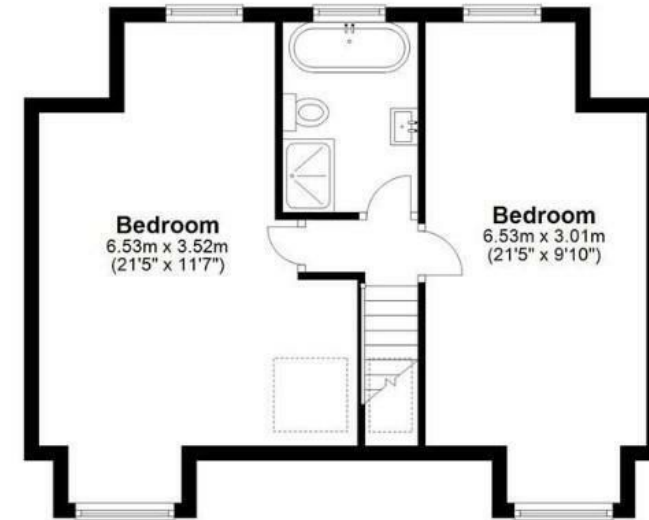


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**Ground Floor**  
Approx. 97.4 sq. metres (1048.2 sq. feet)



**First Floor**  
Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 145.1 sq. metres (1561.7 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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