



## Strictly Private and Confidential

**27 | Digswell Road | Welwyn Garden City | AL8 7PB**

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom, two bathroom detached family home located on the popular west side of Welwyn Garden City within easy reach of the centre of the city and all of the amenities on offer there. The house is presented in great overall condition, maybe just requiring some light modernisation and interior decorating to make it a perfect fit for your lifestyle, but also represents a rare opportunity to expand and remodel in a more substantial way, as it benefits from an attached single storey garage on one side and a single storey extension on the other currently offering a very large utility/laundry room and a really useful ground floor shower room. Set on a generous plot, with a west facing garden there is scope to expand the footprint as well as generate a substantial increase in space on the first floor, subject to the necessary permissions.

### Accommodation:

The property has a warm, traditional feel to it, with an attractive frontage fitted with sash windows that include a lovely bay window. The front door, nicely detailed with a leaded light glass panel, opens into a spacious and welcoming 'L' shaped entrance hall that is abundantly lit by a window to the front and an additional window at the top of the staircase. From the entrance hall doors open into the living room, dining room, kitchen/breakfast room and the ideally placed ground floor shower room that readily doubles up as a useful guest cloakroom, all presented in a classic layout that has worked so well for so many decades.

The living room is quite charming, with well balanced proportions and plenty of space to easily accept multiple sofas and chairs along with other occasional furniture. The chimney breast at the centre of the rear wall houses a lovely fireplace with a glass fronted coal effect fire and is flanked by smart cupboards built into the adjoining alcoves. The gas flue could easily be opened to allow for a wood-burning stove. Bespoke display cabinets grace the walls at the front either side of the stunning bay window that makes a fabulous visual impact whilst also flooding the room with light throughout the day.

Directly behind the living room is the equally large and well shaped dining room, which is also the beneficiary of plenty of daylight thanks to the side facing window and the fully glazed French windows that open out into the rear garden. Being of a similar size to the living room means these two rooms are readily interchangeable, giving plenty of choice as to how you best configure your living space, with both of them able to perform admirably in either role.

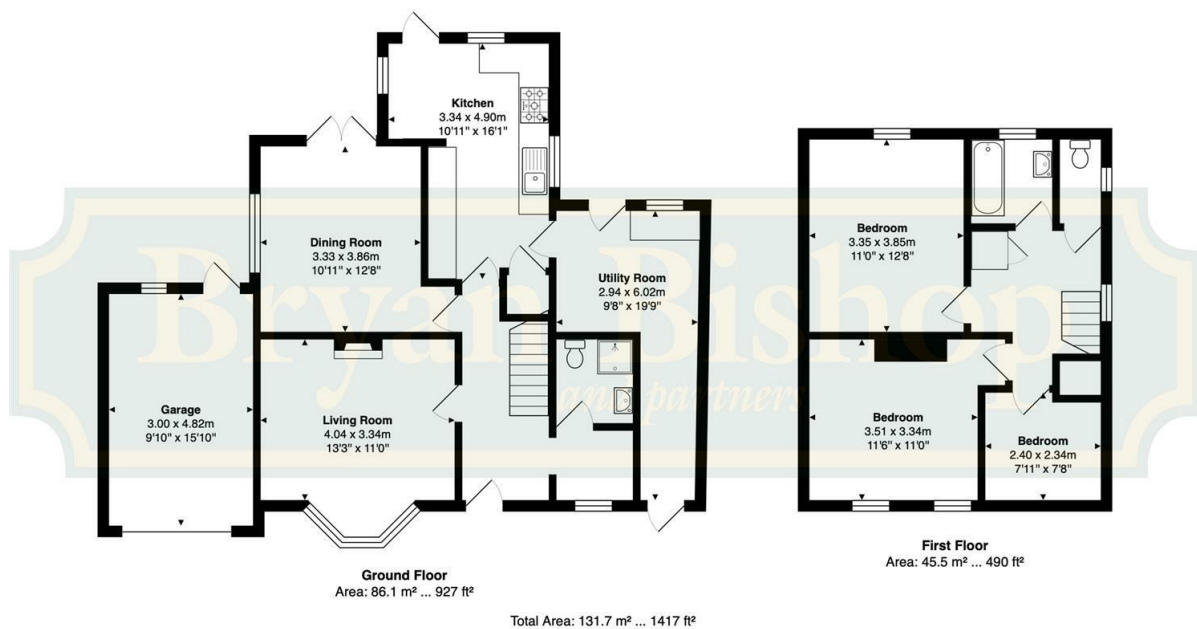
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**Bryan Bishop**  
*and partners*

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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