



**Digswell Road, Welwyn Garden City AL8 7PA**

 william  
h brown

welcome to

## Digswell Road, Welwyn Garden City

Set in the highly desirable West Side of Welwyn Garden City, this well-presented three-bedroom semi-detached home offers an ideal blend of character, convenience and modern comfort. Just a short walk from the town centre, mainline train station and sought-after local schools, it's perfectly positioned for families and commuters. The ground floor features a bright lounge with French doors opening onto the garden, a separate dining room perfect for family meals or entertaining, a fully fitted kitchen and a convenient downstairs cloakroom. Upstairs, the property offers three well-proportioned bedrooms and a contemporary shower room. Outside, you will find a generous rear garden providing plenty of space to relax and unwind, as well as off-street parking for two cars to the front. With its prime West Side location and thoughtfully arranged living space, this is a fantastic opportunity to secure a wonderful home in one of Welwyn Garden City's most sought-after areas.



## Entrance Hall

Double glazed window to front, radiator, understairs storage.

## Cloakroom

Double glazed window to front, W/C, wash hand basin.

## Lounge

10' 4" x 13' 4" ( 3.15m x 4.06m )  
Patio doors to rear, laminate flooring, fireplace, radiator.

## Dining Room

9' 4" x 13' 5" into bay ( 2.84m x 4.09m into bay )  
Double glazed bay window to front, laminate flooring, radiator.

## Kitchen

7' 9" x 6' 8" ( 2.36m x 2.03m )  
Double glazed window to rear, door to side, laminate flooring, sink/drainer, oven/hob, space for dishwasher, boiler.

## Bedroom One

10' 7" max x 10' 3" max ( 3.23m max x 3.12m max )  
Double glazed window to rear, carpet.

## Bedroom Two

8' 2" + door x 12' 7" ( 2.49m + door x 3.84m )  
Double glazed window to rear and side, carpet, radiator.

## Bedroom Three

9' 8" max x 7' 9" max ( 2.95m max x 2.36m max )  
Double glazed window to side, carpet.

## Shower Room

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



**Ground Floor**

**First Floor**

Total floor area 78.4 m<sup>2</sup> (844 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.propertybox.io](http://www.propertybox.io)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Digsowell Road, Welwyn Garden City

- Semi Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Driveway for Two Cars
- Sought After West Side Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 0.00

Ground Rent: 11.00 per annum



offers in excess of

**£625,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1929. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WGN109540 - 0003

Please note the marker reflects the postcode not the actual property

 **william h brown**



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



[williamhbrown.co.uk](http://williamhbrown.co.uk)