



PUTTERILLS

est. 1992



Guide Price £695,000

Digswell Park Road

Welwyn Garden City AL8 7NS

PROPERTY SUMMARY

Situated in a highly regarded West Side location, this attractive three-bedroom semi-detached family home enjoys a prime position within easy reach of Monks Walk Secondary School, Welwyn North train station, and scenic woodland walks.

The property blends characterful charm with a modern twist, showcasing original features such as fireplaces and parquet flooring, complemented by contemporary updates throughout. Upon entering, you're welcomed by a hallway that leads into a 15ft sitting room, seamlessly opening into a separate dining area. From here, double doors lead into a delightful conservatory that enjoys views over the well-tended rear garden.

The ground floor also benefits from a stylish, modern kitchen and a convenient downstairs cloakroom. Upstairs, you'll find two well-proportioned double bedrooms, a third bedroom and a family bathroom.

Externally, the property offers a driveway providing off-road parking, a garage, and a beautifully maintained south-facing rear garden, perfect for enjoying the afternoon sun.

Additional Information : Certain properties, especially the Traditional Garden City homes, are or can be leasehold, with lease terms typically set at 999 years from the time of construction. Ground rent and service charges are minimal, and there is no issue obtaining a mortgage on these leases as long as the lease term is clarified. If desired, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. Our experience indicates no known cases where the council has declined such a request. For further information on purchasing the freehold, please visit Welwyn Hatfield Council's website.

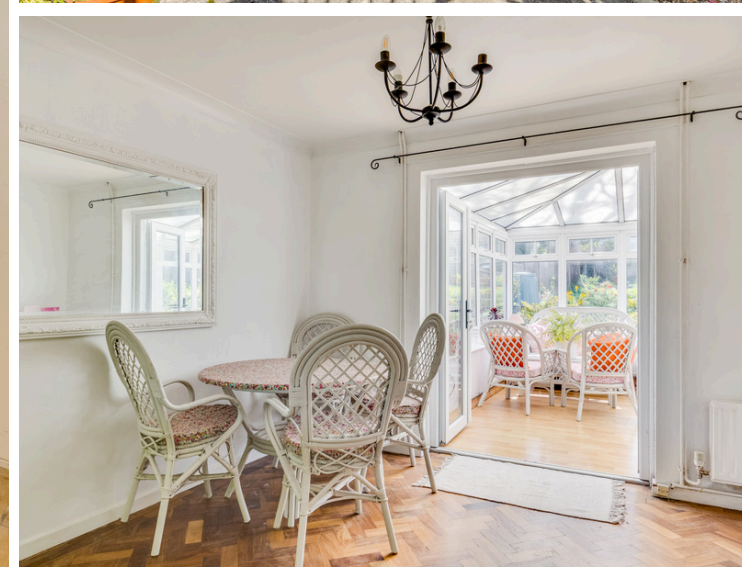
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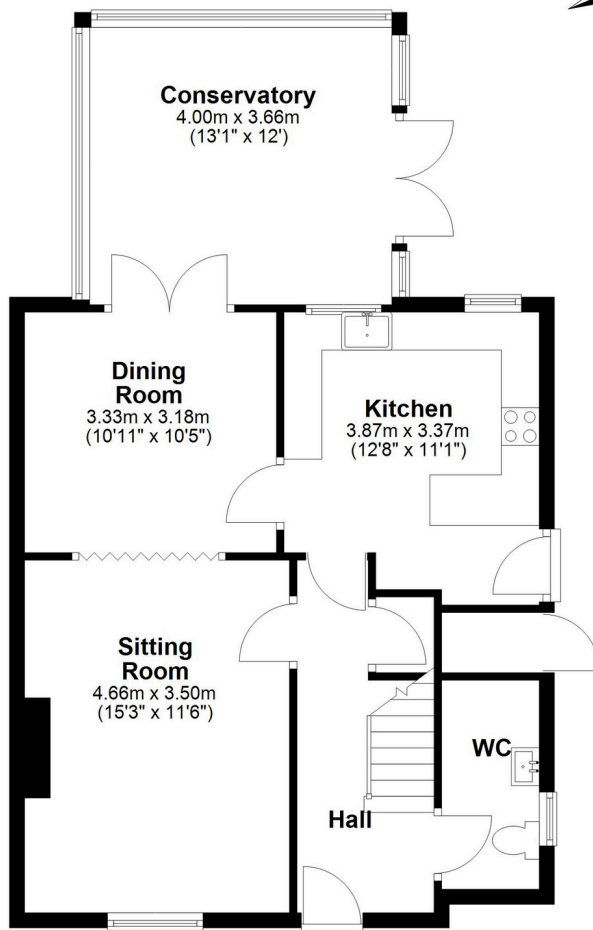






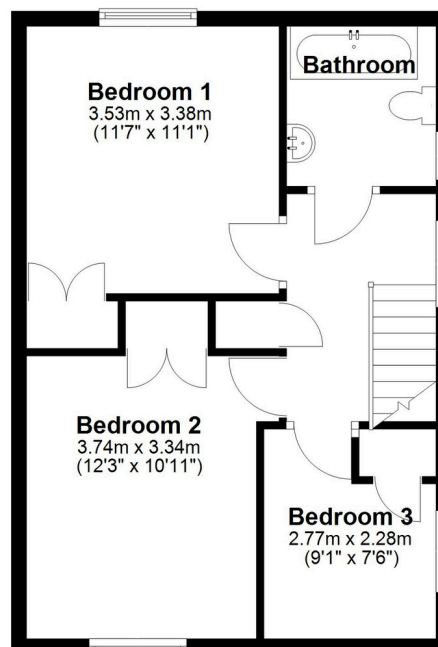
Ground Floor

Approx. 68.6 sq. metres (738.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 112.6 sq. metres (1211.7 sq. feet)

LOCAL AUTHORITY
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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