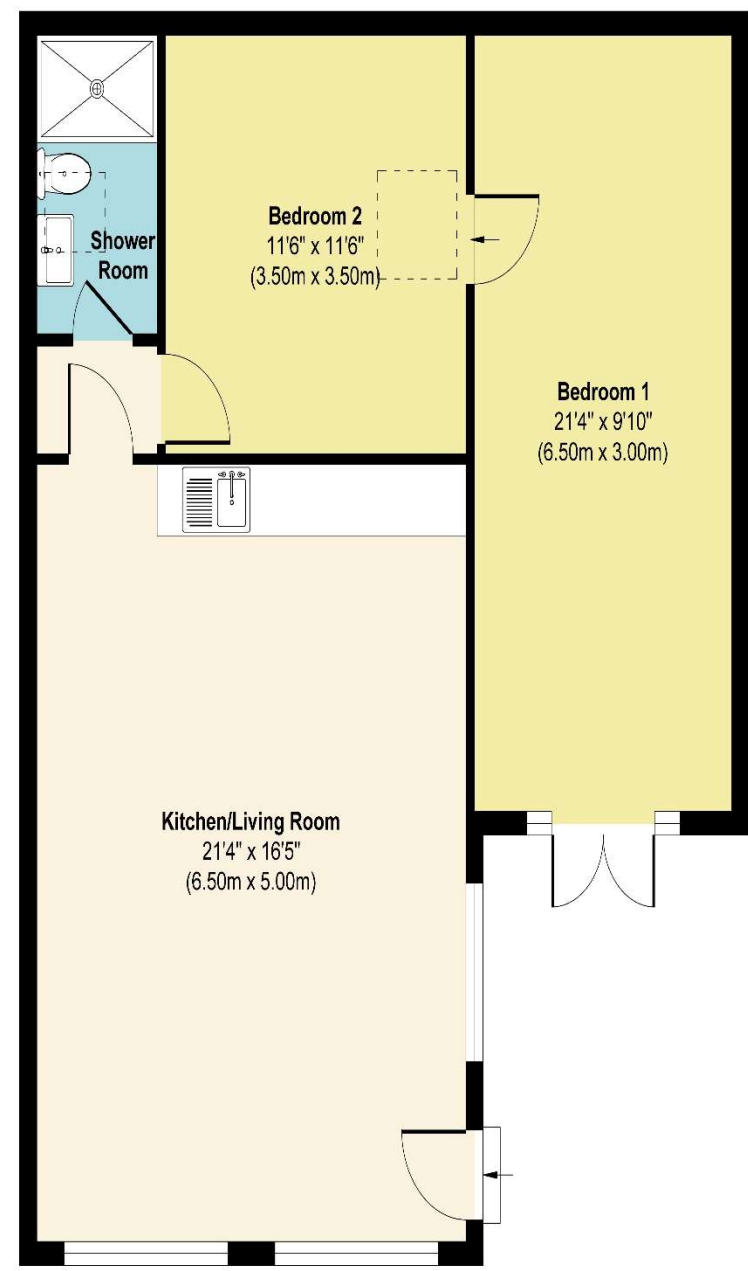




Ground Floor

Approx. Gross Internal Floor Area 760 sq. ft / 70.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Digswell Hill, Welwyn Freehold

Guide Price £450,000



A Rare Opportunity To Purchase A Two Bedroom Detached Bungalow In A Secluded Woodland Setting On Digswell Hill. Offered CHAIN FREE, With Planning Permission Granted For A Two Storey Two To Three Bedroom Detached House With A Levelled Driveway. Large Private Gated Driveway And Excellent Potential.

- Detached Two Bedroom Bungalow
- Sherrardspark Secluded Woodland Location
- Planning Permission Granted
- Proposed Three Bedroom Detached House
- Private Gated Entrance
- Large Driveway For Multiple Cars
- Open Plan Living Dining Kitchen
- High Beamed Ceilings
- Offered CHAIN FREE
- Digswell Hill, Welwyn





Open Plan Living/Dining/Kitchen

A particularly spacious and characterful open plan room which forms the main hub of the property. The room is dual aspect, with two windows overlooking the front and a further window to the side, allowing good levels of natural light throughout. The high beamed ceilings add an attractive feature and give the room a greater sense of space.

The living and dining area is laid to carpet and benefits from two gas radiators, providing a comfortable space for both relaxing and dining. The kitchen area has tiled flooring and is fitted with a range of wall and base units with chipboard work surfaces and tiled splashbacks. Integrated appliances include an induction hob with fan oven and extractor, washing machine and fridge freezer, together with a stainless steel sink. Doors lead directly to Bedroom One and the utility hall.

Bedroom One

A well proportioned bedroom with carpeted flooring and a gas radiator. The room benefits from double glazed doors opening to the front of the property, providing excellent natural light and adding a pleasant connection with the outside.

The room also provides direct access through to Bedroom Two, creating a useful arrangement between the two bedrooms and making the accommodation particularly flexible depending on the purchaser's requirements.

Bedroom Two

A further well proportioned bedroom which is carpeted throughout and benefits from a particularly attractive beamed ceiling, continuing some of the character found within the main living accommodation. A skylight provides additional natural light from above, while the room also benefits from a gas radiator.

A door leads through to the utility hall, providing convenient access to the bathroom and the remainder of the accommodation.

Utility Hall

The utility hall provides a useful connecting area between the bedrooms and bathroom. The property's boiler is housed within this area, with a further door providing access through to the bathroom.

The space also provides practical separation between the main living accommodation and the bathroom, whilst giving access to both bedrooms.

Bathroom

A fully tiled bathroom benefiting from a skylight which provides natural light and complements the neutral tiled finish. The bathroom is fitted with a wall to wall shower enclosure incorporating both a rainhead shower and separate shower attachment.

Further fittings include a heated towel rail, WC and vanity wash hand basin, creating a practical and well equipped bathroom serving the two bedrooms.

Front Garden And Driveway

The property is approached via its own large private and gated driveway, providing substantial off street parking for multiple vehicles. The bungalow occupies a particularly secluded position within a woodland setting on Digswell Hill and the border of Sherrardspark Woods, giving the property a peaceful and private feel.

A major attraction is the development potential, with planning permission already granted for a two storey two to three bedroom detached house with a levelled driveway. This gives prospective purchasers the opportunity to consider the approved future development of the site while also having the benefit of the existing detached bungalow.

Further Details

The property is Freehold
Council Tax Band - Band A

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.