



Bryan Bishop
and partners

Warren Way
Welwyn, AL6 0DL

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this absolutely charming detached three bedroom, two bathroom bungalow, set at the end of a tranquil residential cul-de-sac in the highly sought after village of Digswell. The property offers well designed and spacious accommodation, with a lovely, enclosed rear garden and a long driveway, providing plenty of off street parking, all within a 5 minute walk of the mainline train station at Welwyn North.

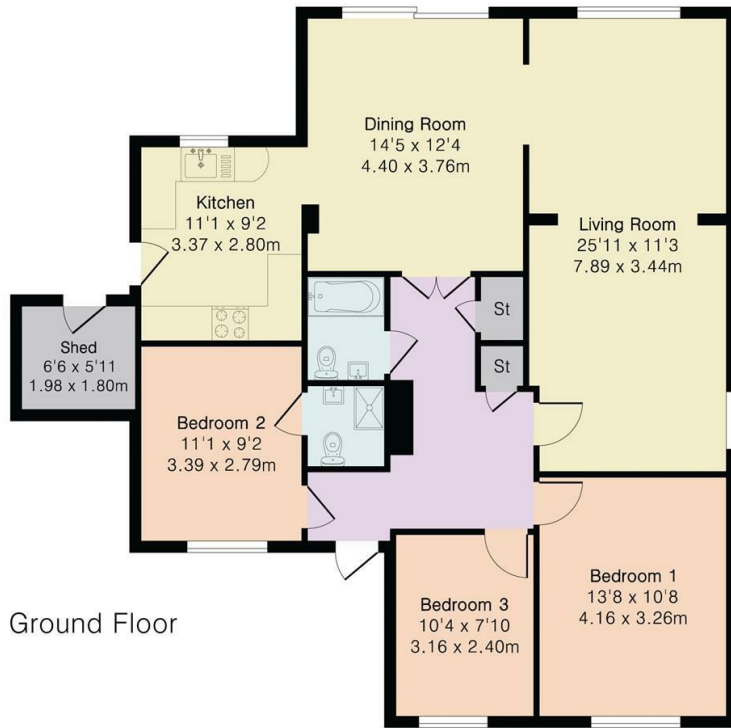
Accommodation:

This is a pretty house with a smart, contemporary look to the exterior, enhanced by the brick-edged tarmac driveway that runs diagonally along the side of the house. The modern front door, with multiple glazed inserts and a full height glass panel to the side, opens into a neat entrance lobby that leads directly into a spacious central reception area, from here easy access is readily available into each of the three bedrooms, the large living room and the dining room at the rear, as well as the well specified family bathroom that is conveniently placed to also serve as a guest cloakroom.

The living room is a large room by any measure, extending to twenty-six feet in length, and is bathed in natural light thanks to a full-width picture window overlooking the rear garden, as well as a further window set into the side aspect towards the front of the room. The sheer size of the space gives you a wide range of options as to how you configure and furnish it to best suit your needs, also



Approximate Gross Internal Area 1159 sq ft - 108 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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