



Bryan Bishop
and partners

**New Road
Welwyn, AL6 0AQ**

£3,500 Per month



New Road

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Bryan Bishop & Partners are delighted to bring to the market this captivating four/five bedroom, three-bathroom detached family home on a sought-after road in Digswell, New Road. Conveniently located just a short five-minute walk to Welwyn North station which offers a quick line into London's Kings Cross.

The ground floor features a spacious living room with three sets of French Doors leading to the garden, an open-plan kitchen/breakfast room with quartz countertops and bi-fold doors, plenty of base and eye level units with a range of integrated appliances. The kitchen/breakfast room is open to a large dining room which has French Doors leading to the garden. Off the dining room is a utility and reception room/bedroom five that is served by a shower room.

The first floor offers four good-sized double bedrooms, of which the master bedroom boasts an en-suite with a double walk-in shower, the three remaining bedrooms offer fitted wardrobes and are served by a family bathroom.

Outside offers a sunny south-facing garden, with the option to extend the garden at the expense of some of the existing driveway, which can hold at least 8 cars. Recent upgrades include a Worcester boiler for efficient heating throughout the home.

Digswell offers a local shop, café, two pub/restaurants within walking distance, Welwyn North station. Additional amenities are available from Welwyn Village and Welwyn Garden City, both within a 5 minute drive.







GROUND FLOOR

Entrance Hallway

Living Room 14'11" x 26'8"

Kitchen/Breakfast Room 17'10" x 10'5"

Dining/Family Room 21'7" x 10'9"

Utility 12'3" x 8'10"

Shower Room

Office/Play Room/Bedroom Five 9'4" x 16'3"

FIRST FLOOR

Landing

Master Bedroom 15'11" x 10'7"

En-Suite

Bedroom Two 14'11" x 12'10"

Bedroom Three 13'1" x 10'7"

Bedroom Four 11'2" x 10'11"

Family Bathroom

EXTERIOR

Garden

Driveway

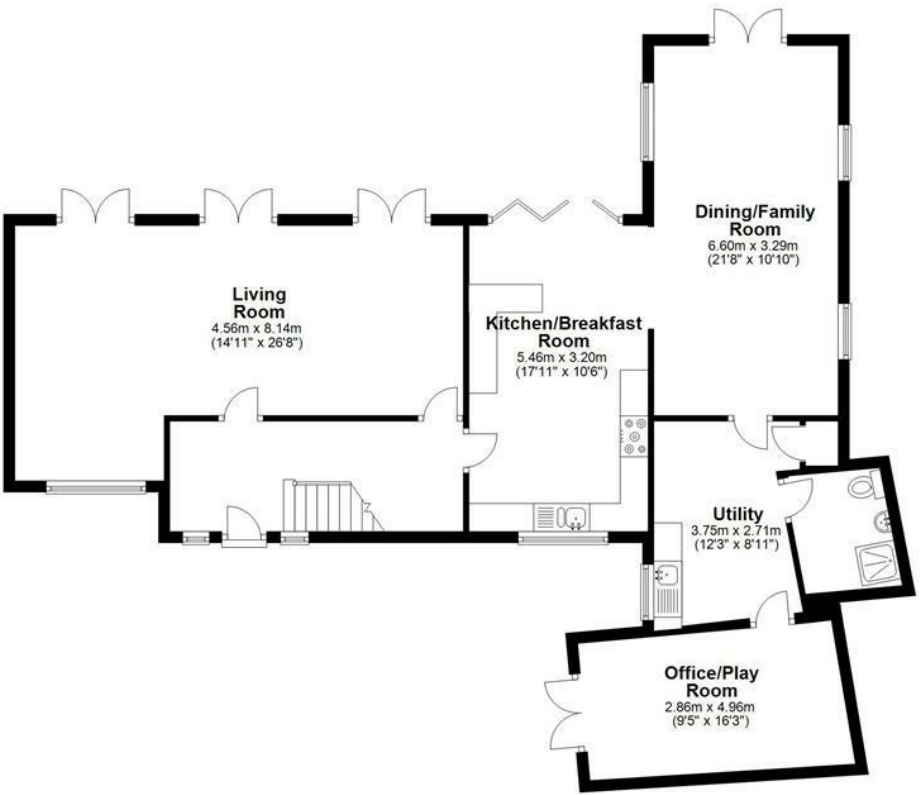
Council Tax Band - G







Ground Floor
Approx. 107.4 sq. metres (1155.8 sq. feet)



First Floor
Approx. 88.3 sq. metres (950.9 sq. feet)



Total area: approx. 195.7 sq. metres (2106.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC









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