



Bryan Bishop
and partners

Harmer Green Lane
Digswell, AL6 0AX



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Bryan Bishop and Partners are delighted to bring to market this four-bedroom detached family home situated on what is arguably the most prestigious road in AL6, Harmer Green Lane.

The property enjoys a beautiful frontage, with a gated driveway leading to a good-sized garage as well as a front garden. On the ground floor there is a kitchen with a range of base and eye level units, as well as a larder cupboard and rear-aspect window and door overlooking/leading to the garden. The kitchen is served by a separate dining room. To the left of the property is a full-width, triple-aspect living room with French Doors that lead to the garden.

To the first floor, there are three double bedrooms that are served by a family bathroom. The main bedroom is full width and enjoys triple-aspect windows, two of which overlook the garden. There is a bonus fourth double bedroom on the second floor that has a rear-aspect dormer window. The three bedrooms with a rear aspect enjoy views over rolling countryside.

To the outside of the home there is a large private rear garden, with patio, mostly laid to lawn, flower beds with shrubs and planting as well as an orchard to the rear. At the front there is a garden, gated driveway and garage with rear pedestrian door and garage up-and-over door to the front.

Digsowell's Welwyn North Station has fast links into London King's Cross and northwards. The village has a grocery shop and other shops/services, a cafe and pub/restaurant and, in addition, playing fields, tennis courts, a nursery and primary school, church and many clubs and societies.

Additional amenities are available in nearby Welwyn and Welwyn Garden City. The A1(M) is close by.





GROUND FLOOR

Entrance Hallway

Kitchen

Dining Room

Living Room

Cloakroom

Understairs Cupboard

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Bedroom Three

SECOND FLOOR

Bedroom Four / Office

EXTERIOR

Garage

Rear Garden

Front Garden

Driveway

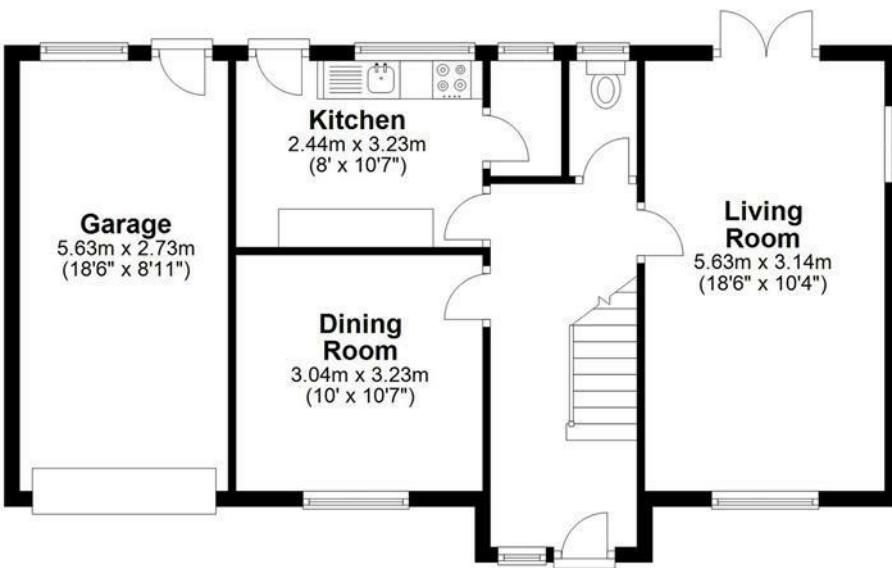






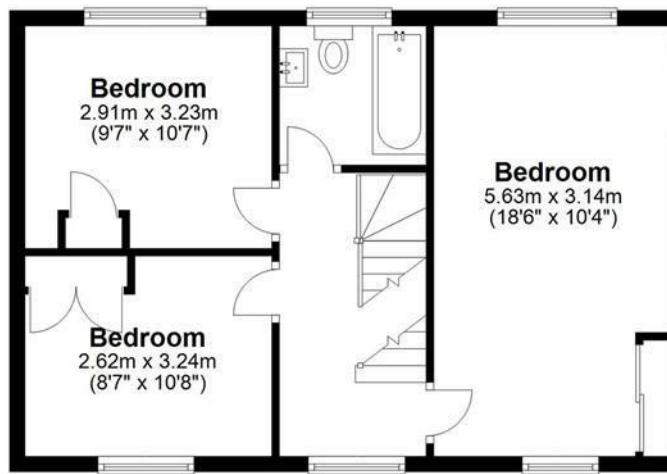
Ground Floor

Approx. 65.0 sq. metres (699.3 sq. feet)



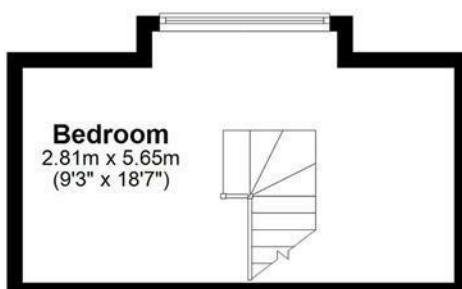
First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.7 sq. feet)



Total area: approx. 129.9 sq. metres (1398.2 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	76
EU Directive 2002/91/EC			
England & Wales			



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