



Bryan Bishop
and partners

Datchworth Green
Datchworth, SG3 6TL

Guide price £700,000



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CHAIN FREE - A fantastic opportunity to own this 'blank canvas' detached bungalow with tremendous potential. The property has great proportions and boasts views out over a private rear garden as well as a good sized front garden.

The accommodation comprises;- spacious living room with front aspect window over looking Datchworth Green, kitchen with a range of base and eye level units and integrated appliances and is served by a separate dining/family room with silding patio doors opening to the garden and a utility/study with fitted storage units. There is a inner lobby off the kitchen which accesses a guest cloakroom and the rear garden.

To the right wing of the bungalow are the sleeping quarters, a large main bedroom with fitted wardrobes and sliding doors lead out onto the garden, plus two additional good sized bedrooms, all three of which are served by a family bathroom.

The exterior of the property consists of a generous plot, both front and back with a rear garden mostly laid to lawn, patio area, shed greenhouse and privacy hedging separating the bounding line and playing fields to the rear. There is ample driveway parking, and a garage to the side.

The property is close to the centre of Datchworth green village. The Tilbury gastropub is owned & run by brothers James and Tom Bainbridge. The village also has Datchworth coffee shop, a local shop, additional pub, the cricket green, two tennis courts (£50 annual membership fee) and Datchworth rugby club.

Welwyn North train station is 7 mins drive. Fast non-stop trains to London kings Cross in 17 mins (pre-covid). With current (covid reduced) timetable 29 mins to London kings Cross.







SUMMARY

Entrance Porch

Hallway

Dining/Family Room

Kitchen

Utility/Office

Inner Lobby

Cloakroom

Living Room

Main Bedroom

Bedroom Two

Bedroom Three

Family Bathroom

EXTERIOR

Detached Garage

Rear Garden

Front Garden

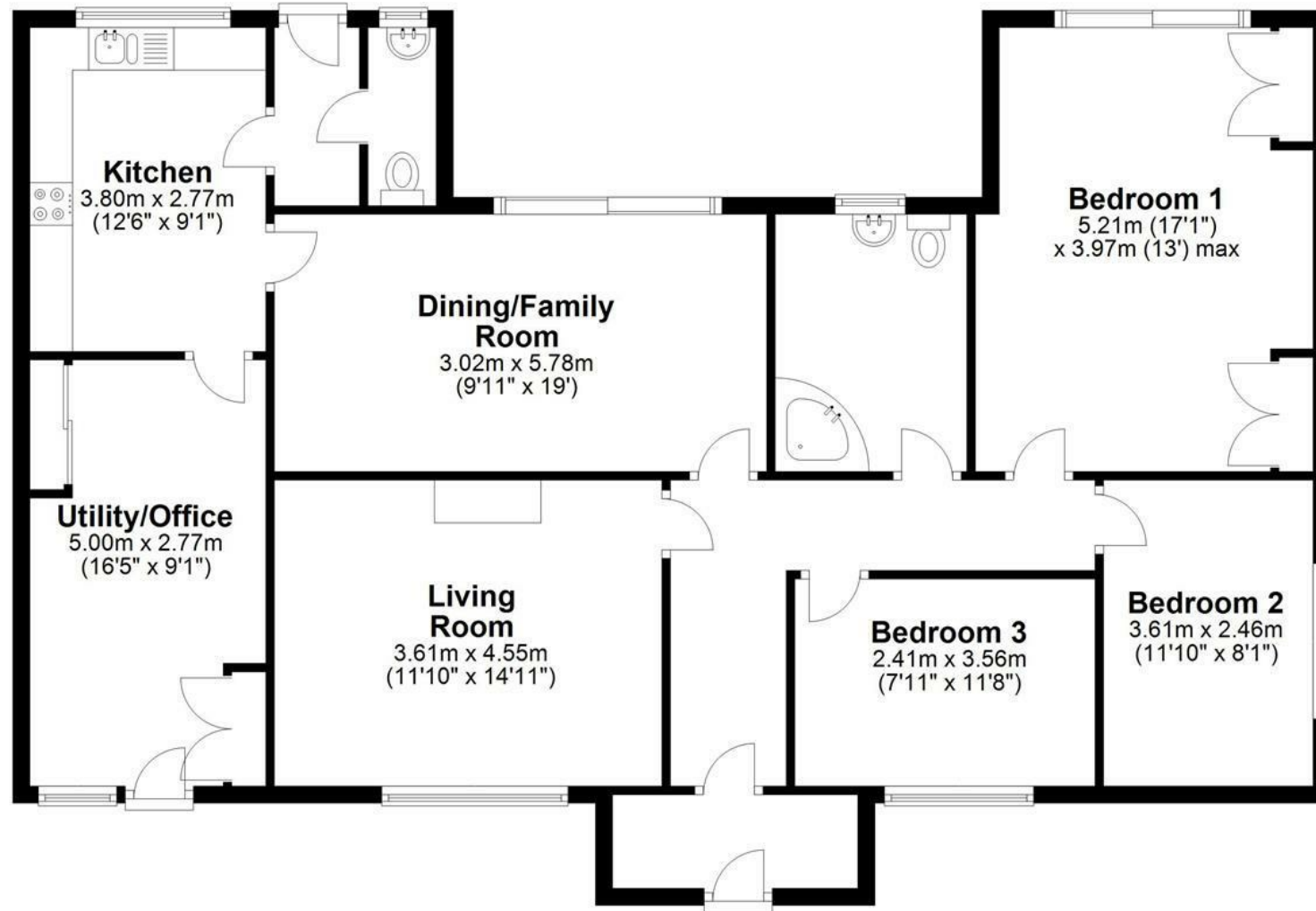
Driveway





Ground Floor

Approx. 138.6 sq. metres (1491.8 sq. feet)



Total area: approx. 138.6 sq. metres (1491.8 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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







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