



Bryan Bishop
and partners

Digswell Road
Welwyn Garden City, AL8 7PB

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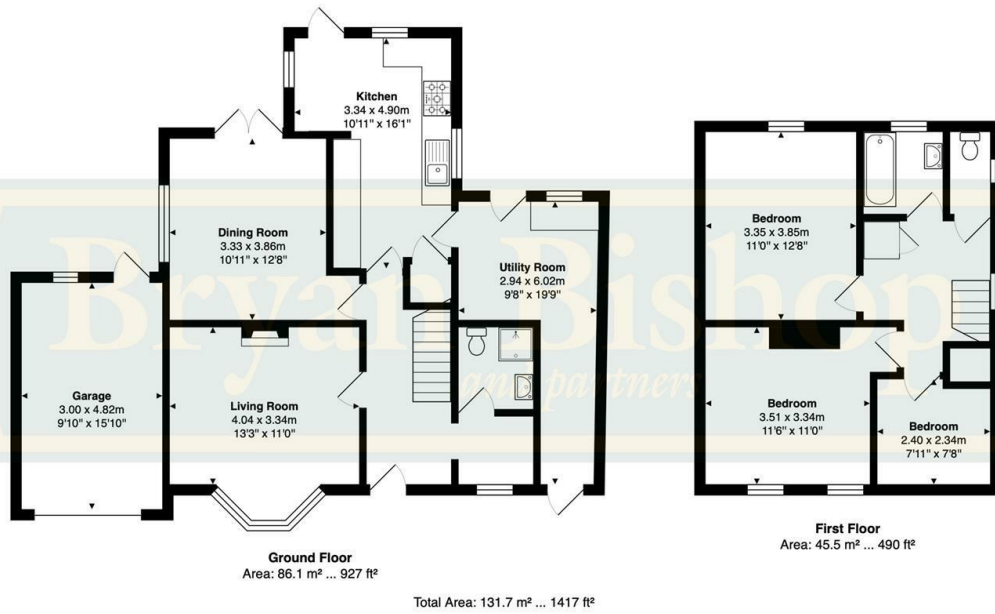
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Summary

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Bryan Bishop and Partners are delighted to bring to the market this lovely three bedroom, two bathroom detached family home located on the popular west side of Welwyn Garden City within easy reach of the centre of the city and all of the amenities on offer there. The house is presented in great overall condition, maybe just requiring some light modernisation and interior decorating to make it a perfect fit for your lifestyle, but also represents a rare opportunity to expand and remodel in a more substantial way, as it benefits from an attached single storey garage on one side and a single storey extension on the other currently offering a very large utility/laundry room and a really useful ground floor shower room. Set on a generous plot, with a west facing garden there is scope to expand the footprint as well as generate a substantial increase in space on the first floor, subject to the necessary permissions.





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			
England & Wales		EU Directive 2002/91/EC	



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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

