Bryan Bishop
and partners

Hertford Road
Welwyn, AL6 0DB

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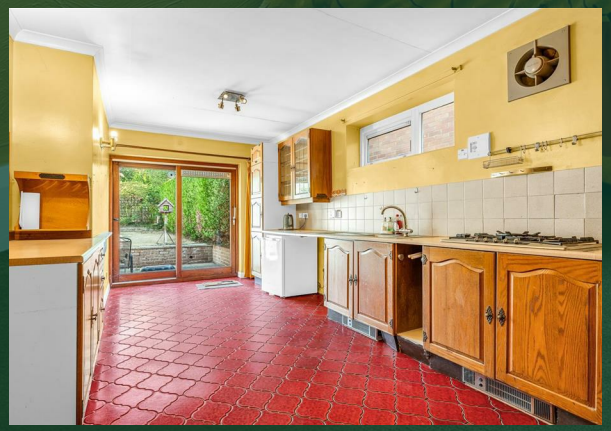
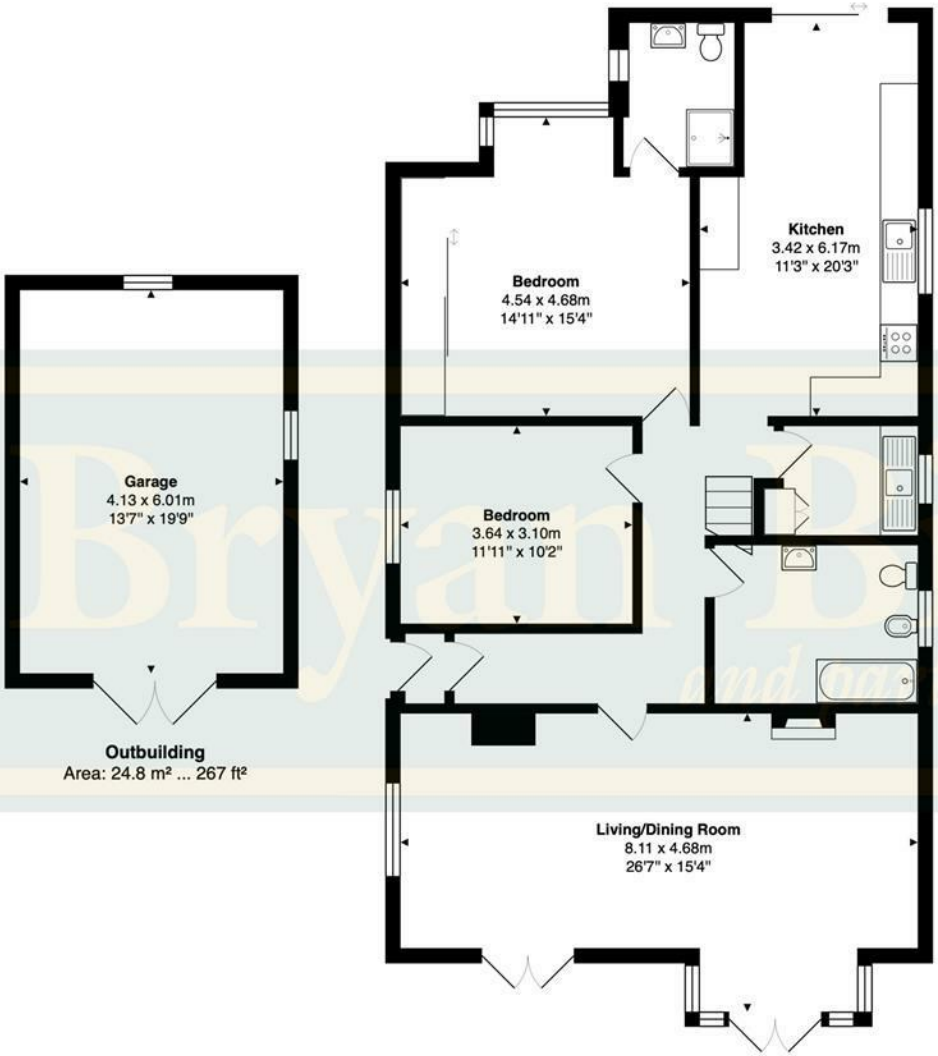
Summary:
Bryan Bishop & Partners are delighted to bring to the market this charming three bedroom, two bathroom chalet bungalow enjoying a great location on the south side of the highly regarded village of Digswell. The property offers generous and flexible accommodation, as well as a long driveway and a detached garage/workshop, and is ready for refurbishment to turn it into a wonderful home. Offered chain free for a swift and trouble free completion, this is a house full of opportunities for the right owner.

Accommodation:
The front door opens into a useful lobby, with a further door leading into the main 'L' shaped entrance hall that flows through the middle of the house. From the entrance hall doors connect to the living/dining room, two ground floor bedrooms, the generous utility room and the well placed family bathroom that doubles up perfectly as a guest cloakroom, as well as a convenient open plan connection through to the rear facing kitchen/breakfast room.

The living/dining room is a large room by any standard, extending to just under twenty-seven feet long, and with a generous width of well over fifteen feet. It is perfectly placed within the house to benefit from the sun throughout the day, which fills every corner of the room by way of the wonderful south facing bay window complete with glazed french doors at its centre, further boosted by another set of french doors in the same wall and a window set into the west wall. The room is comfortably large enough to easily cope with the dual roles allocated to it, with ample space for a large dining table and chairs as well as multiple sofas and chairs. This flexible space gives you almost unlimited choice as to how you configure and furnish it, and whichever layout you choose it will provide a wonderful room in which to spend time with family and friends. Both sets of french doors open out onto a delightful paved terrace at the front, making the space very usable on a day to day basis, whilst an exposed brick fireplace brings a smart focal point as well as charming winter warmth to the room.

The kitchen/breakfast room occupies the rear corner of the house and is another generously proportioned room at over twenty feet long. A fully glazed sliding door at the rear joins the high level windows to the side aspect to keep the room light and bright throughout the day, as well as enabling easy access into the rear garden to establish a seamless inside/outside flow. There is a comprehensive collection of wall and floor mounted cabinets lining the perimeter walls, providing more than ample storage space and plenty of food preparation worktop area. Within the cabinets is a good selection of integrated appliances that include a gas hob and multiple ovens, with separate locations planned into the design to allow the placement of additional free standing items. There is plenty of free floor space to accept a kitchen table or an island with a breakfast bar.

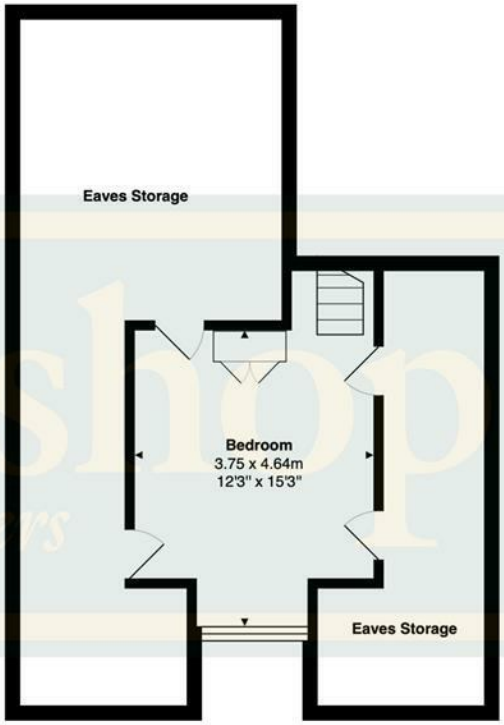




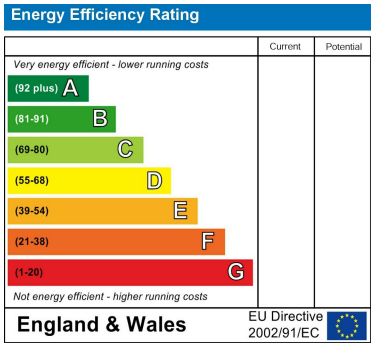
Outbuilding
Area: 24.8 m² ... 267 ft²

Ground Floor
Area: 113.4 m² ... 1221 ft²

Total Area: 201.5 m² ... 2169 ft²



First Floor
Area: 63.2 m² ... 680 ft²



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