



81 Warren Way, Digswell, Welwyn, AL6 0DL
Guide price £595,000



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FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW WITH GENEROUS GARDEN, DRIVEWAY AND GARAGE BACKING ONTO WOODLAND AND WITHIN SHORT WALK OF MAINLINE STATION

This semi detached chalet bungalow is situated in a popular village location backing onto woodland within 0.3 miles of Welwyn North mainline railway station and local amenities. Also within walking distance is popular local schooling and a short drive away are Welwyn Garden City, Welwyn Village and Hertford offering a wide range of facilities and further mainline railway stations. The fully modernised accommodation is presented to a high standard throughout and comprises entrance hall, living room with fireplace, stylish fitted kitchen with integrated appliances, open plan to dining room with doors onto the garden, four bedrooms, two en suites and a family bathroom. Externally is a good sized landscaped lawned rear garden with patio and front garden with driveway and detached garage providing ample off road parking. The property benefits from further planning granted to extend.

THE AREA

Situated in popular Digswell location within 0.3 miles of local amenities and Welwyn North mainline railway station with fast and frequent services to and from London Kings Cross and Moorgate, Cambridge and Peterborough. A short drive away is Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Providing good transport links via road is the A1(M) which is within easy access. Local primary and secondary schools are also close by. Digswell Lake Nature Reserve, woodland walks and playing fields are also in the near vicinity.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor with under stairs storage cupboard. Access to:

LIVING ROOM 13'11" x 11'7" (4.24m x 3.53m)

Gas fireplace with feature surround. Window to the front.

KITCHEN/DINING ROOM 25' x 11'6" (7.62m x 3.51m)

Modern and stylish kitchen fitted in a range of attractive gloss wall and base units with laminate worktops over, tiled splash backs and under unit lighting. Two stainless steel sinks with drainers. Integrated double electric oven, hob with stainless steel extractor over, microwave and dishwasher. Plumbing for washing machine. Space for fridge/freezer and wine fridge. Tiled flooring. Open plan to the dining area. Windows to the side, lantern style roof window. Patio doors opening to the rear garden.

BEDROOM THREE 10'1" x 10'10" (3.07m x 3.30m)

Window to the front.

BEDROOM FOUR 10'5" x 8'1" (3.18m x 2.46m)

Window to the rear.

BATHROOM

Modern suite comprising low level wc, vanity wash hand basin with storage and P shaped enclosed panel bath with shower over and glass screen. Heated towel rail. Tiled walls. Window to the rear.

FIRST FLOOR

LANDING

Sky light. Access to:

BEDROOM ONE 14'7" x 13'5" (4.45m x 4.09m)

Eaves storage. Air conditioning unit. Window and Velux window to the rear. Door to:

EN SUITE BATHROOM

Modern suite comprising low level wc, pedestal wash hand basin and P shaped enclosed panel bath with shower over and glass screen. Heated towel rail. Tiled walls. Window to the rear.

BEDROOM TWO 14'6" x 7'6" (4.42m x 2.29m)

Fitted wardrobes. Window to the front, Velux window to the rear. Door to:

EN SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and

shower cubicle. Window to the rear.

OUTSIDE

FRONT

Pretty frontage laid to lawn with planted beds and borders. Security lighting. Driveway and further shared driveway providing off road parking and leading to the garage. Side access to the rear.

DETACHED GARAGE

Power and lighting. Door to the side and garden. Electric up and over door to the front.

REAR GARDEN

Good sized landscaped rear garden backing onto woodland. Generous patio area to the immediate rear of the property. Wall with steps leading to the lawn. Fenced and hedged boundaries.

FURTHER INFORMATION

Council tax band: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

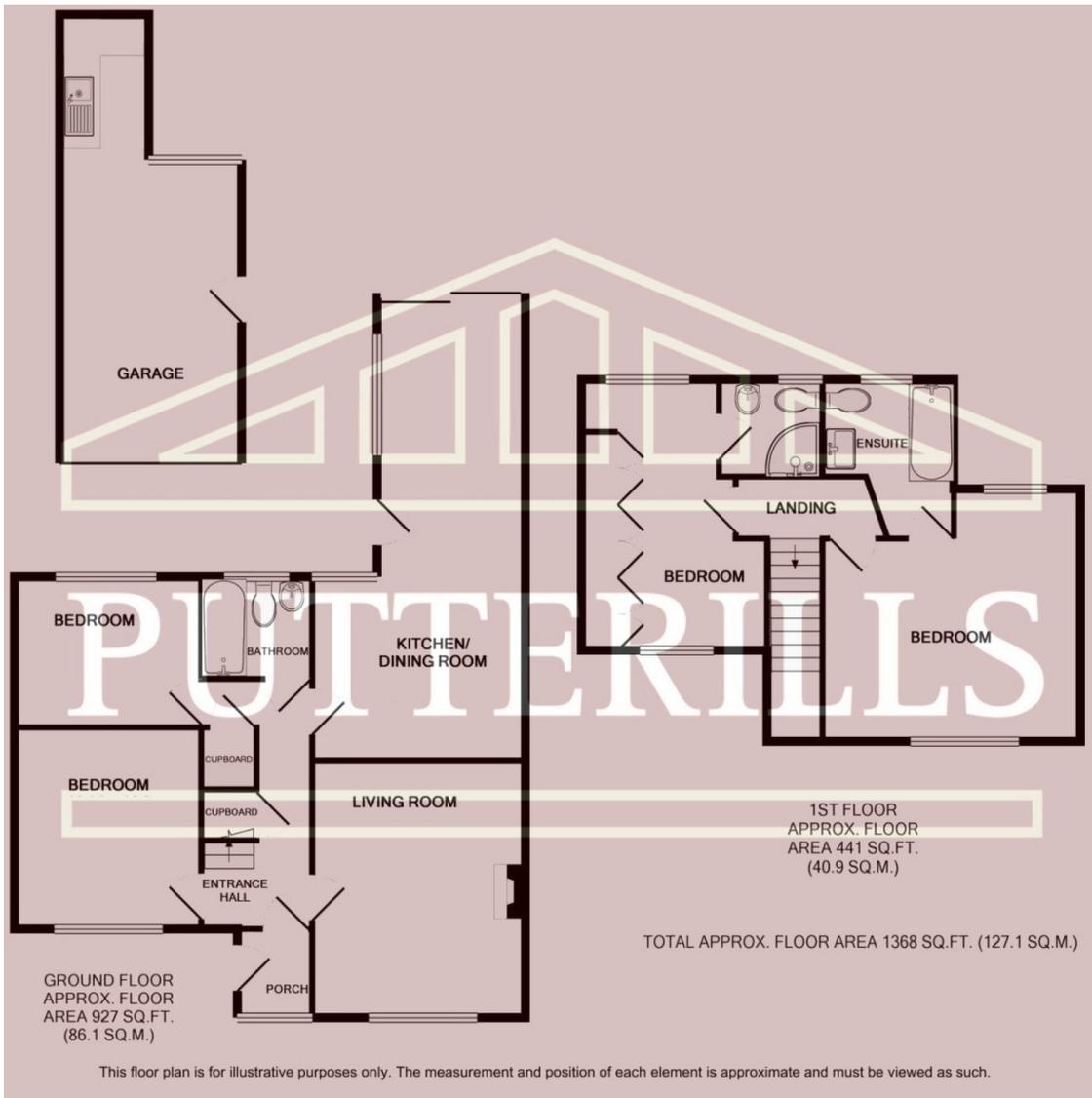
MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.









Energy Performance Certificate

81, Warren Way, WELWYN, AL6 0DL

Dwelling type: Semi-detached bungalow
Date of assessment: 08 April 2015
Date of certificate: 10 April 2015

Reference number: 8655-7724-1090-3818-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 110 m²

Use this document to:

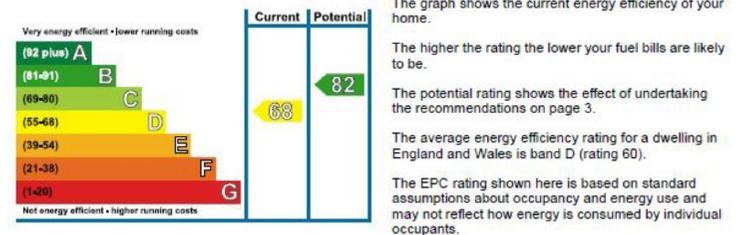
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,751
Over 3 years you could save	£ 498

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 2,118 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 402 over 3 years	£ 258 over 3 years	
Totals	£ 2,751	£ 2,253	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 198	
2 Solar water heating	£4,000 - £6,000	£ 138	
3 Replacement glazing units	£1,000 - £1,400	£ 159	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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