



P U T T E R I L L S

est. 1992

4 Cubitts Close
Digswell, Welwyn AL6 0DZ
Guide price £575,000

CHAIN FREE THREE BEDROOM DETACHED HOME WITH GARAGE, DRIVEWAY AND GARDEN OFFERING SCOPE TO EXTEND IN CENTRAL DIGSWELL VILLAGE LOCATION

This chain free detached home is set in a cul de sac location in Digswell village within a 4 minute walk of Welwyn North mainline railway station and within very close proximity of local schooling. A short drive away are Welwyn Garden City, Welwyn Village and Hertford town centres with a wide range of facilities and further mainline railway stations. The accommodation offers ample scope for extension and currently comprises entrance hall, living room with patio doors onto the garden, fitted kitchen, three double bedrooms and a family bathroom. Externally is a good sized lawned rear garden with patio and a lawned frontage with driveway and garage providing off road parking.

THE AREA

Situated in popular Digswell location within 0.2 miles of Welwyn North mainline railway station offering fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within a short drive of Welwyn Village, Knebworth High Street, Hertford and Welwyn Garden City town centre which benefit from a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Within easy access are the A1(M) and M25 providing good transport links via road. Local primary schooling is 0.5 miles away with secondary and private schooling within 1 mile. Sports and golf clubs, playing fields, Digswell Lake Nature Reserve, countryside, public houses and restaurants are nearby.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Coat cupboard. Staircase to the first floor with understairs storage space. Access to

CLOAKROOM

Low level wc and vanity wash hand basin. Window to the side.

LIVING ROOM 22'5" x 9'10" (6.83m x 3.00m)

Window to the front, patio doors opening onto the rear garden.

KITCHEN 9'11" x 9'4" (3.02m x 2.84m)

Fitted with a selection of wall and base units with laminate worktops over and tiled splashbacks. 1 bowl sink and drainer. Brand new electric oven and hob with extractor over. Space for freestanding fridge/freezer. Plumbing for washing machine. Window to the rear, door to the side.

FIRST FLOOR

LANDING

Window to the side. Access to:

BEDROOM ONE 11'9" x 9'11" (3.58m x 3.02m)

Window to the rear.

BEDROOM TWO 10'6" x 10'4" (3.20m x 3.15m)

Window to the front.

BEDROOM THREE 10'1" x 9'4" max (3.07m x 2.84m max)

Window to the rear.

BATHROOM

Comprising low level wc, pedestal wash hand basin, panelled bath and shower cubicle. Tiled

walls. Window to the side.

OUTSIDE

FRONT

Laid to lawn with planted beds. Side access to the rear. Driveway providing off road parking and leading to:

GARAGE

Up and over door to the front. Side door.

REAR GARDEN

Good sized garden mainly laid to lawn with patio area to the immediate rear of the property. Fenced boundaries. Side access to the front.

FURTHER INFORMATION

Council tax band: E
EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS
THROUGH PUTTERILLS OF HERTFORDSHIRE

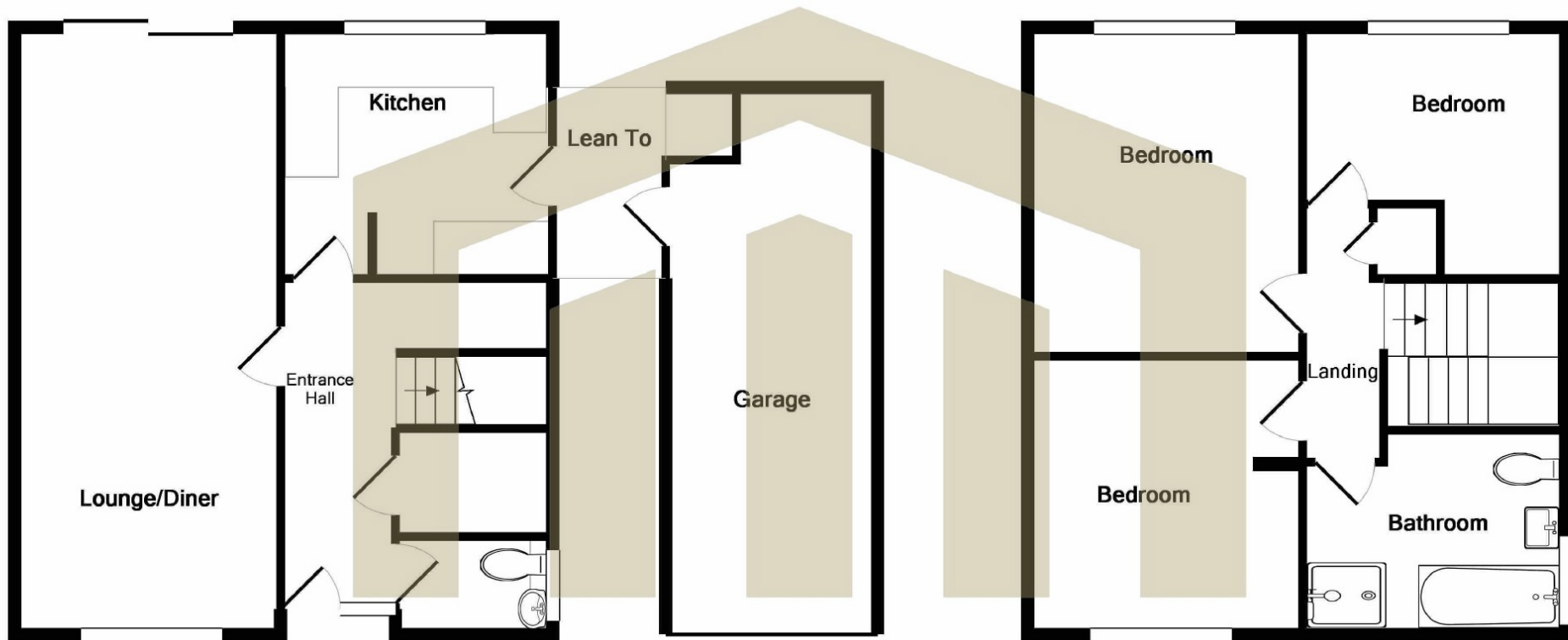
MORTGAGE REQUIRED?

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









Ground floor
Approx. Floor
Area 59.0 Sq.M.
(635 Sq.Ft.)

1st floor
Approx. Floor
Area 41.7 Sq.M.
(449 Sq.Ft.)

Total Approx. Floor Area 100.7 Sq.M. (1084 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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