



3 Bedrooms



2 Bath/Shower Room



2 Reception Rooms



Garage



Private Garden



EPC Band D

Council Tax

Band E: £2,800.97 2025/26

Local Authority

Welwyn Hatfield Council



**Digswell Rise, Welwyn Garden City, Hertfordshire, AL8**  
**Guide Price £600,000 Freehold**



## Digswell Rise, Welwyn Garden City

A modern style detached property with a conservatory and South facing garden situated in this prime West Side cul-de-sac, a short stroll from the town centre.

🏡 3 Bedroom Detached Home

🏡 Fantastic Location on West Side

🏡 2 Reception Rooms

🏡 2 Bathrooms

🏡 South Facing Garden

🏡 Garage and Driveway

🏡 Renowned Schooling Close By

### Description

This well-presented three bedroom detached property is offered for sale chain free and provides a great opportunity to purchase a home within a short walk of all the town centre's amenities and mainline station. On the ground floor, the living room has a feature fireplace and opens into the dining room which, in turn, has French doors into a sunny aspect conservatory. There is a fitted kitchen and a single garage, which many local residents have converted to further reception space.

On the first floor, there are three bedrooms and a family bathroom. There is also the additional benefit of built-in wardrobes to the principal bedroom and an en-suite shower room to bedroom two. The exterior features parking for two/three cars to the front and a secluded Southerly aspect 50ft rear garden with a storage shed, lawn area and a raised deck beside the conservatory. Modern comforts include gas fired central heating to radiators and upvc double glazed windows and doors.

### Location

Digswell Rise is in a prime, highly regarded turning in the heart of the popular West Side. The town centre's amenities, including John Lewis, the Howard Shopping Centre and mainline rail services to Kings Cross, are all a short walk away and the renowned Templewood primary school is also close by.



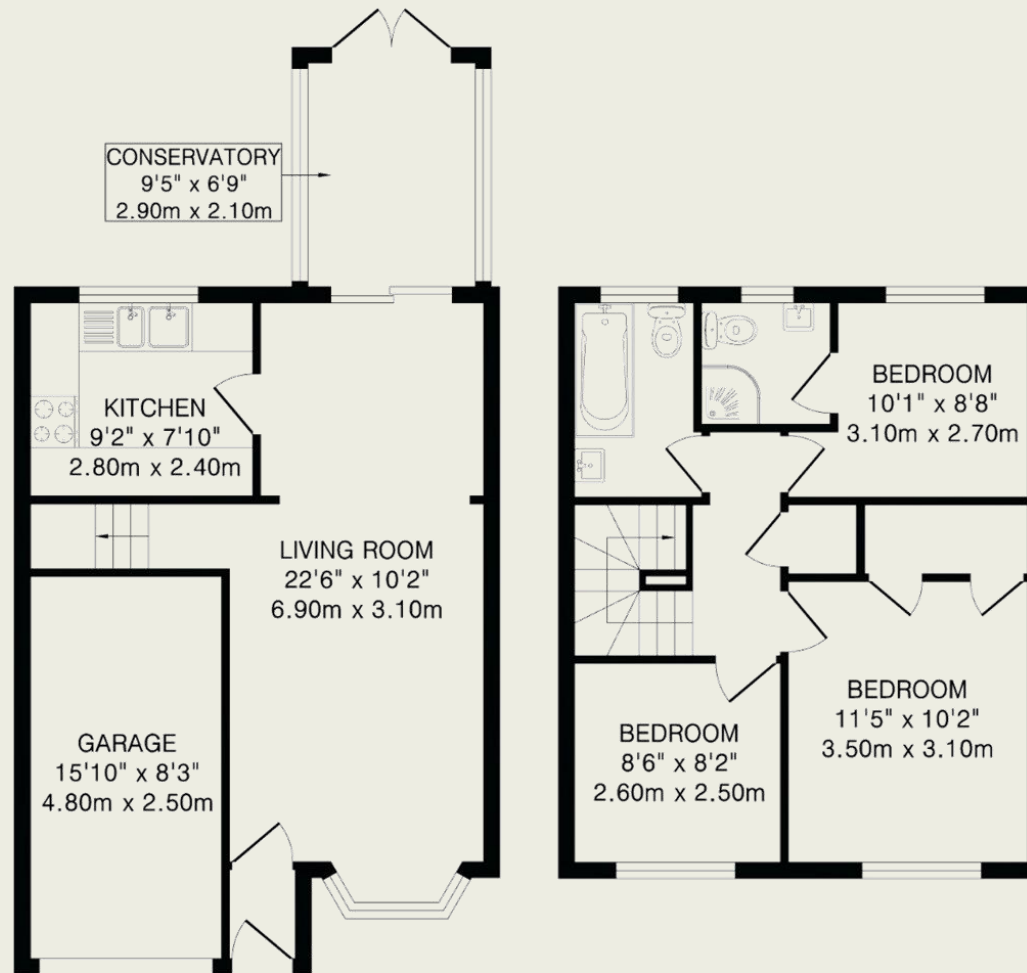




**Important Information**

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Ground Floor  
528 sq.ft.(49.1 sq.m)approx.

First Floor  
414 sq.ft.(38.5 sq.m)approx.

TOTAL FLOOR AREA: 942 sq.ft.(87.6 sq.m)approx.

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