


 3 Bedrooms

 2 Bathrooms

 1 Reception

 Communal Garden

 Allocated

 EPC Band B

Leasehold (113 years remaining)

Service Charge:  
£3,000.00 per annum

Ground Rent:  
£250.00 per annum

Council Tax Band:  
F £3,474.29 (2026-2027)

Local Authority:  
Welwyn Hatfield Borough Council



 **ashtons**  
for life's great moves

Digswell Rise, Welwyn Garden City, Hertfordshire, AL8 7NU

Offers in excess of £700,000

## Stunning 3 Bedroom Character Property with 17th-Century Elegance in Prime West Side Location!

### Description

17th-Century Elegance in a Prime West Side Location. Nestled within Welwyn Garden City's sought-after West Side, this exquisite three-bedroom duplex marries 17th-century heritage with modern living. This property brims with historic charm, featuring exposed timber beams, original fireplaces, and a galleried landing, creating a warm atmosphere. The Ground Floor The entrance hall with built-in storage leads to a styled sitting room and a revamped kitchen and breakfast area, blending modern conveniences with historic roots. A guest cloakroom completes the ground floor. The First Floor The upper level features excellent accommodation with a primary bedroom offering an en-suite shower room. A second double bedroom accesses a Jack-and-Jill family bathroom. The third bedroom is versatile, ideal for a home office, nursery, or guest room. Grounds & Parking Residents enjoy tranquil communal gardens, allocated parking, and visitor spaces. This property offers a unique chance to own a piece of Garden City history in a prime location.

### Location

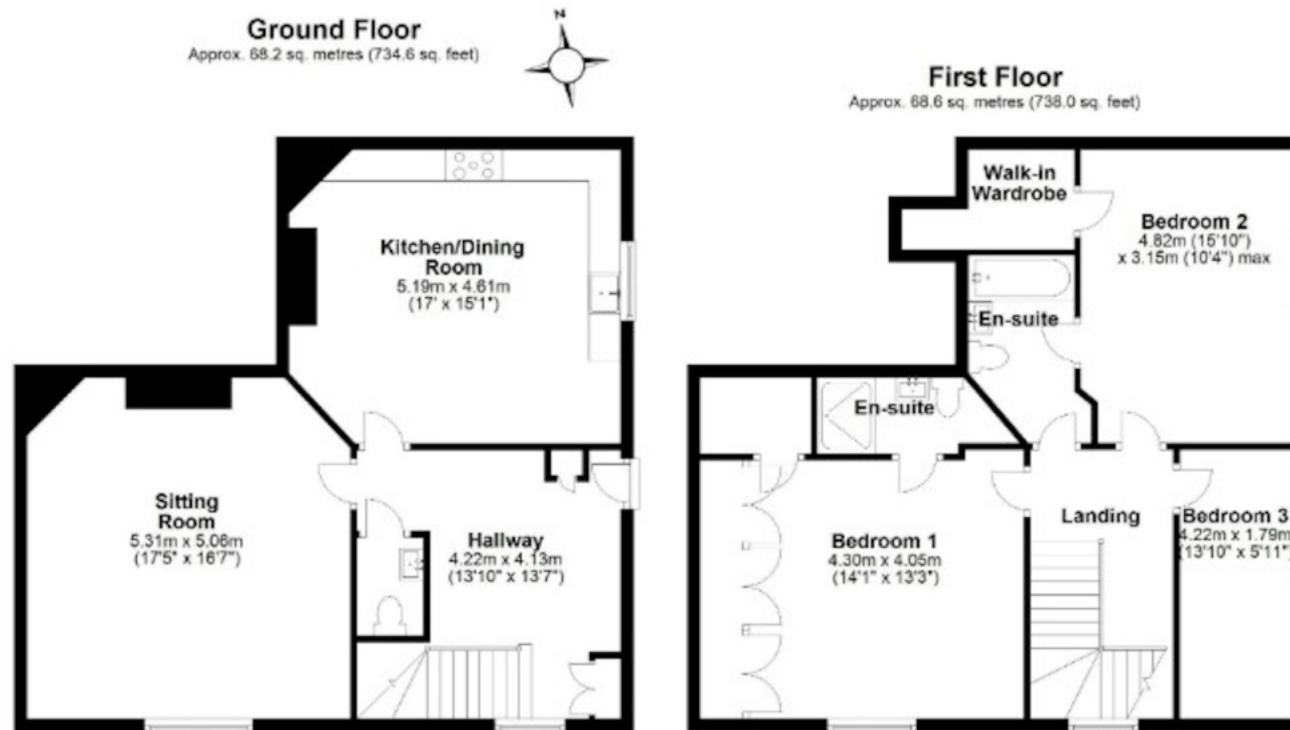
Digswell Lodge is a private development in a prime West Side location. Close to town centre amenities, John Lewis, the Howard Shopping Centre, and mainline rail to Kings Cross. Renowned Templewood primary school is nearby.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Total area: approx. 136.8 sq. metres (1472.6 sq. feet)

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.