



10 Digswell Lodge, Digswell Rise, Welwyn Garden City, Herts, AL8 7NU

£2,350 PCM

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

10 Digswell Lodge, Digswell Rise, Welwyn Garden City, Herts, AL8 7NU

A spacious and well-presented three-bedroom home arranged over three floors, situated in a desirable location close to the centre of Welwyn Garden City. The accommodation comprises a generous living/dining room with feature brick fireplace and French doors opening onto the rear garden, a fitted kitchen and ground floor cloakroom. The first floor offers two bedrooms and a family bathroom with separate bath and shower, whilst the lower ground floor provides a particularly spacious third bedroom with useful built-in storage and living area. Further benefits include gas central heating, double glazing and an enclosed rear garden with patio area.

Room Measurements

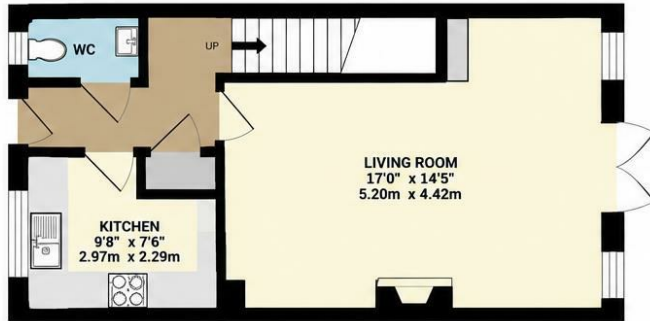
Ground Floor
Living Room: 5.20m x 4.42m (17'0" x 14'5")
Kitchen: 2.97m x 2.29m (9'8" x 7'6")
WC: 1.76m x 0.87m (5'9" x 2'10")
First Floor
Bedroom One: 2.97m x 4.41m (9'9" x 14'5")
Bedroom Two: 2.54m x 4.41m (8'3" x 14'5")
Bathroom: 2.57m x 2.20m (8'5" x 7'2")
Lower Ground Floor
Bedroom Three: 8.12m x 4.38m (26'7" x 14'4")
Cupboard One: 1.44m x 1.37m (4'8" x 4'5")
Cupboard Two: 1.39m x 1.35m (4'6" x 4'5")
Total Floor Area: 97.95 sq m (1,054.33 sq ft) approximately.

Agent Note
All measurements, floor areas and dimensions are approximate and are provided for guidance purposes only. They have not been independently verified and should not be relied upon as exact. Some photographs have been digitally enhanced or altered using artificial intelligence (AI), including virtual furnishing, to improve presentation. They may not accurately reflect the property's current appearance, furnishings or condition. The floorplan is for illustrative purposes only and has been adapted from a comparable property. Its layout and dimensions should be independently verified. These particulars do not form part of any offer or contract. Prospective tenants should satisfy themselves as to the accuracy of all information provided through their own inspection and enquiries.

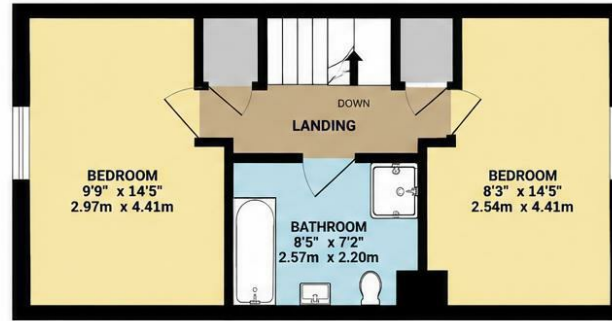


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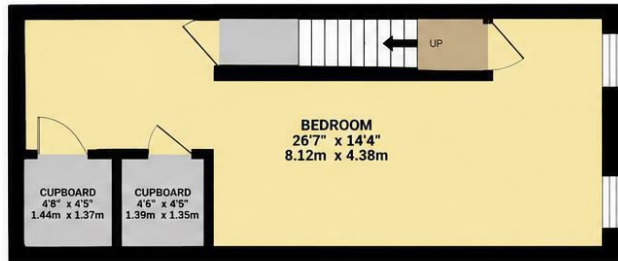
GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

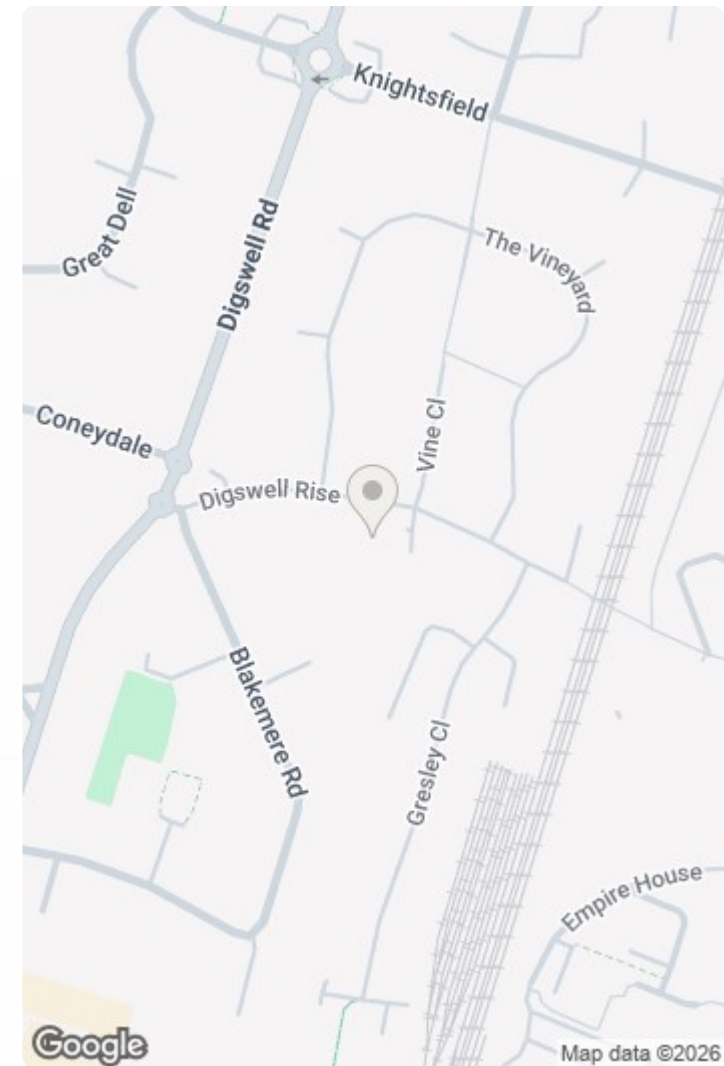


LOWER GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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