



3 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Driveway for 2 Cars



South East Facing Rear
Garden



EPC Band D

Council Tax

Band D

- £2,184.15 2025-2026

Local Authority
Welwyn/Hatfield



Brooksfield, Welwyn Garden City, Hertfordshire, AL7 2AS
Asking Price £500,000.00

Brooksfield, Welwyn Garden City, Hertfordshire, AL7 2AS

A spacious three bedroom family home, located on a quiet road in a popular residential area, close to local shops and amenities.

 Spacious Family Home
 Terraced
 3 Bedrooms
 2 Shower Rooms
 Large Kitchen/Breakfast Room
 Spacious Living/Dining Room and Additional Office
 Close to Local Shops & Schools

Description

This superb family home features a spacious, welcoming entrance hall, off which are doors to the large office and modern shower room. The office occupies most of the converted garage and a significant section remains at the far end as a storage space with recently installed remote control garage door. The property benefits from a large, dual-aspect living/dining room with French doors onto the rear garden which is mainly laid to lawn with a garden shed and patio adjacent to the house. The spacious family kitchen next to the living/dining room, has built-in ovens, a 5-ring gas hob, a range of storage units and a breakfast bar. Upstairs, all the bedrooms are a good size and benefit from built-in wardrobes. They are served by a family shower room with plenty of under-sink storage. Externally to the front, a driveway provides off-street parking for two vehicles.

Location

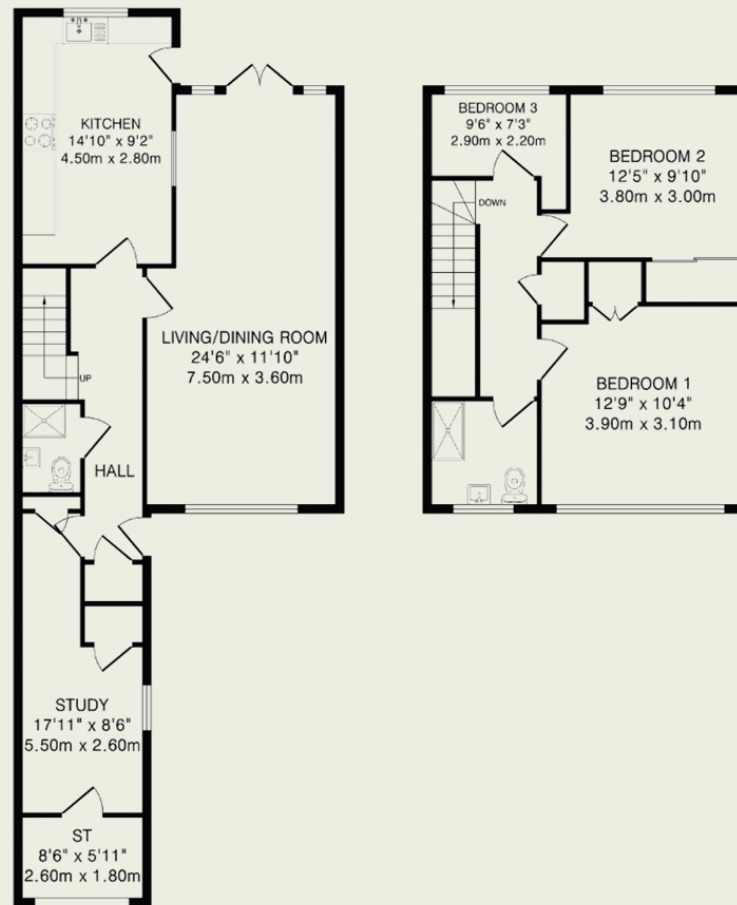
Brooksfield is located in the centre of the popular Panshanger development on the eastern side of Welwyn Garden. Local shopping amenities are just a short walk away and include: Lidl supermarket, Tesco Express, a post office, Simmons bakery, Fish & Chips shop and doctors and dentist surgeries. A secondary school, popular primary schools and countryside walks are close by too. Happily, the area is well-served by frequent and reliable bus services. Town centre shops, including John Lewis, Waitrose and Sainsbury's, a plethora of restaurants and cafes as well as other amenities and a mainline train station (London Kings Cross) are a short drive away.





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 2021 equated to £48.36 per referral.



Ground Floor
674 sq.ft.(62.6 sq.m)approx.

First Floor
458 sq.ft.(42.6 sq.m)approx.

TOTAL FLOOR AREA: 1132 sq.ft.(105.2 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.