



**Brockett Close, Welwyn Garden City AL8 7BN**



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## **Brockett Close, Welwyn Garden City**

This CHAIN FREE extended three-bedroom terraced family home offers the perfect blend of space, convenience, and lifestyle. Situated in the desirable Westside area of Welwyn Garden City, you'll be just moments from the golf course, town centre, train station, and excellent schools – making this an ideal choice for families and commuters alike. The ground floor features a welcoming cloakroom, a bright lounge with a charming bay window, a dining room with French doors opening onto the garden, and a fully fitted kitchen. Upstairs, the property boasts three well-proportioned bedrooms and a shower room. Externally, you'll enjoy both front and rear gardens, providing plenty of space for outdoor entertaining, along with convenient on-street parking. Further benefits include the recently replaced roof and when the extension was built, extra foundations were added to enable a double storey extension if required in the future (STPP). Offered chain free, this home is ready for you to move in and make it your own.



### Cloakroom

Double glazed window, carpet, W/C, wash hand basin.

### Lounge

15' 5" x 11' 4" ( 4.70m x 3.45m )

Double glazed bay window to front, carpet, gas fire place.

### Dining Room

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window, French doors to garden, carpet.

### Kitchen

15' 5" x 8' 10" ( 4.70m x 2.69m )

Double glazed window to front and rear, back door to garden, carpet, boiler, radiator.

### Bedroom One

15' 6" x 11' 4" ( 4.72m x 3.45m )

Double glazed window to front and rear, carpet, radiator.

### Bedroom Two

13' 6" x 7' 2" ( 4.11m x 2.18m )

Double glazed window to rear, carpet, radiator.

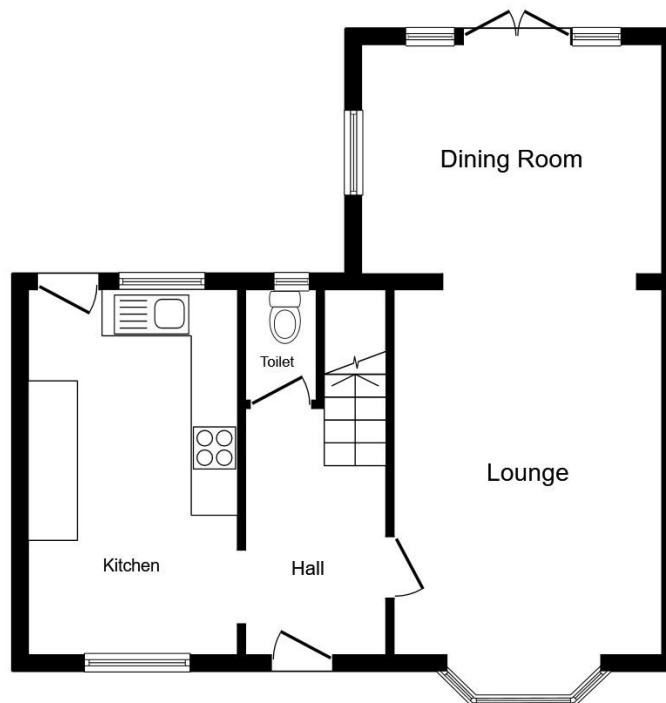
### Bedroom Three

8' 11" x 8' ( 2.72m x 2.44m )

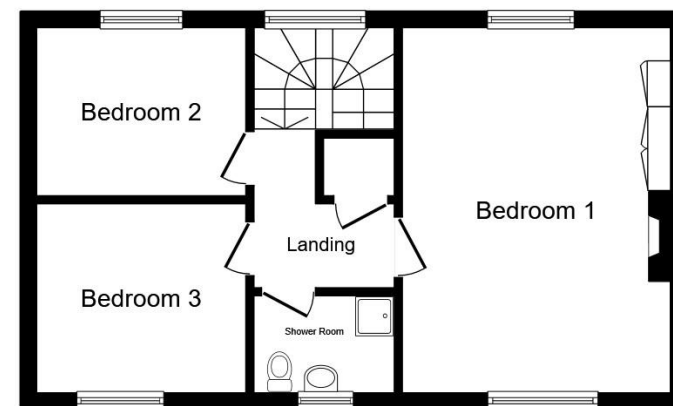
Double glazed window to front, carpet, radiator.

### Shower Room

Double glazed window, tiled flooring, W/C, wash hand basin, shower.



**Ground Floor**



**First Floor**

Total floor area 90.7 m<sup>2</sup> (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Brockett Close, Welwyn Garden City**

- CHAIN FREE
- Three Bedrooms
- Terraced House
- On Street Parking
- Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 6.50

guide price

**£600,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1923. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109349 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the  
postcode not the actual property