



Brockswold Lane, Welwyn Garden City,  
Hertfordshire. Guide Price £650,000 Freehold

**HERTS**  
**HOMES**

# Brockwood Lane

## Guide Price £650,000

Freehold

A three bedroom semi-detached WEST SIDE character property in this highly regarded road within WALKING DISTANCE OF TOWN CENTRE AND STATION.

The property retains many character features and has beautiful mature gardens backing onto the Dellcott Tennis Club along with a GARAGE and off road parking for several cars. Although requiring modernisation the house has excellent potential to extend and reconfigure (subject to gaining all necessary consents).

TENURE: FREEHOLD. EPC RATING: 'D'.  
COUNCIL TAX BAND: 'E' - NO CHAIN

VIEWING BY APPOINTMENT





## GROUND FLOOR

### Entrance Hallway

With stairs to first floor

### Lounge

15' 11" x 14' 2" (4.85m x 4.31m)

With bay window to rear and fireplace

### Dining Room

12' 1" x 11' 11" (3.68m x 3.63m)

With bay window to front and fireplace

### Kitchen

12' 1" x 9' 11" (3.68m x 3.02m)

With window to rear. Full range of floor and wall units and tiled floor.

### Cloakroom

With LLWC

### First Floor Landing

With cupboard.

### Bedroom One

16' 0" x 12' 2" (4.87m x 3.71m)

Window to rear elevation, fireplace.

### Bedroom Two

12' 0" x 10' 0" (3.65m x 3.05m)

With window to front elevation

### Bedroom Three

10' 0" x 7' 1" (3.05m x 2.16m)

With window to rear elevation.

### Shower Room

With shower unit and wash basin

### Separate cloakroom

With WC

### Front garden

With mature hedge and off road parking leading to:

### Garage

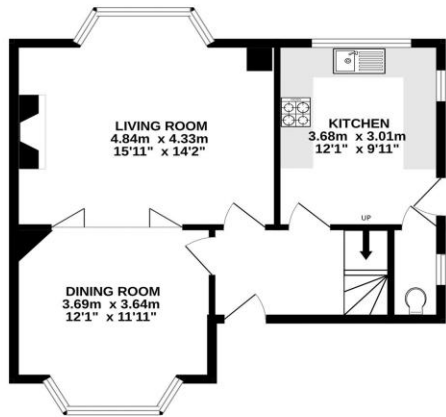
Detached garage

### Rear Garden

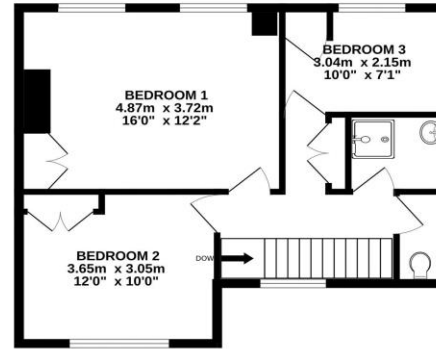
Fabulous feature of the property, mainly laid to lawn with mature shrubs and trees backing onto The Dellcott Tennis Club.



GROUND FLOOR  
69.0 sq.m. (743 sq.ft.) approx.



1ST FLOOR  
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA : 116.1 sq.m. (1250 sq.ft.) 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy performance certificate (EPC)		
29 Brookwood Lane WELWYN GARDEN CITY AL9 7BE	Energy rating <b>D</b>	Valid until 18 July 2033
		Certificate number: 0355-2988-9235-2987-5621
Property type	Semi-detached house	
Total floor area	104 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a>		
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<b>Energy rating and score</b>		
This property's current energy rating is D. It has the potential to be B.		
See <a href="#">how to improve this property's energy efficiency</a> .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
91-100	A	100 100
81-90	B	90 90
71-80	C	80 80
61-70	D	70 70
51-60	E	60 60
41-50	F	50 50
31-40	G	40 40

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