



Sweet Briar, Welwyn Garden City AL7 3DU

welcome to

Sweet Briar, Welwyn Garden City

****GUIDE PRICE £500,000 - £525,000**** This spacious four-bedroom semi-detached family home is ideally located in a popular area of Welwyn Garden City, offering excellent commuter links via the A414, A1(M), and mainline rail services into London. The ground floor boasts a welcoming entrance hall, two bright and versatile reception rooms, a large kitchen with doors opening to the rear garden, and a practical cloakroom/utility room. Upstairs, the property features four well-proportioned bedrooms and a family bathroom, providing ample space for growing families. Externally, the home benefits from a generous and well-maintained rear garden complete with a purpose-built home office - ideal for remote working or creative use. A driveway offers off-street parking for multiple vehicles. Close to local schools, shops, amenities and excellent road and rail links for commuters. This property presents a fantastic opportunity for families seeking space, comfort, and convenience in a desirable Hertfordshire location.



Entrance Hall

Double glazed door to front, carpet, radiator.

Cloakroom/Utility Room

W/C, radiator, boiler (6 years old), space for washing machine.

Lounge

12' 1" + door x 9' 9" (3.68m + door x 2.97m)
Double glazed window to rear, laminate flooring, radiator.

Lounge

11' 6" x 16' 6" (3.51m x 5.03m)
Double glazed window to front, laminate flooring, radiator, fireplace.

Kitchen

7' 9" x 21' (2.36m x 6.40m)
Tiled flooring, radiator x 2, sink/drain, space for range cooker/fridge freezer/freezer, extractor.

Landing

Double glazed window to side, carpet.

Bedroom One

11' 7" x 10' 9" + door (3.53m x 3.28m + door)
Double glazed window to front, carpet, radiator.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)
Double glazed window to rear, carpet, fitted wardrobes, radiator.

Bedroom Three

8' 6" x 8' (2.59m x 2.44m)
Double glazed window to front, carpet, radiator.

Bedroom Four

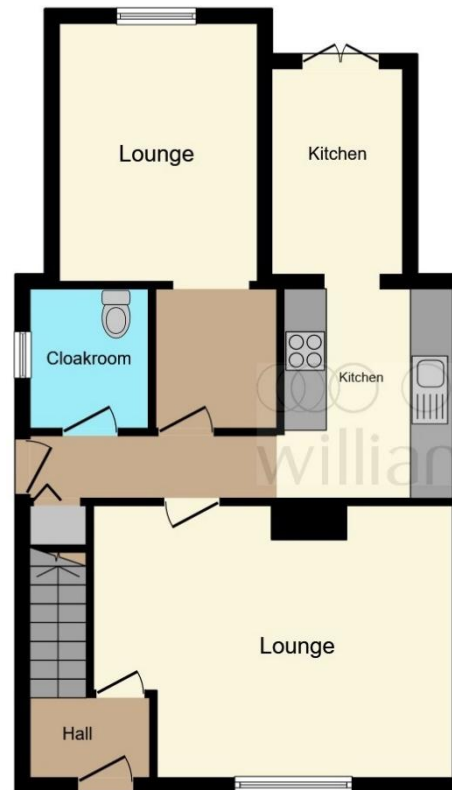
9' 9" x 9' 8" (2.97m x 2.95m)
Double glazed window to rear, carpet, radiator.

Bathroom

Lino flooring, bath with shower over, W/C, wash hand basin, heated towel rail.

Garden Home Office

Air conditioning, laminate flooring, French doors to side, windows to side and rear, wall mounted air conditioning unit.



Ground Floor



First Floor

Total floor area 111.3 m² (1,198 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.focalagent.com



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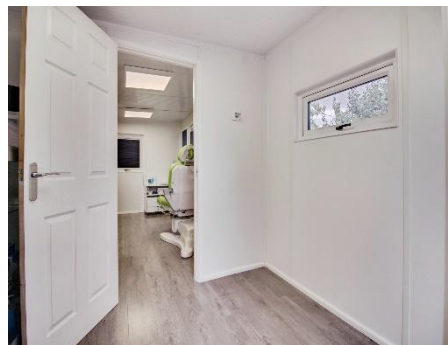
Sweet Briar, Welwyn Garden City

- Four Bedrooms
- Semi Detached House
- Garden Home Office
- Off Street Parking
- Utility Room

Tenure: Freehold EPC Rating: C
Council Tax Band: D



Guide Price Of
£500,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109312 - 0003

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