Brockett Close, Welwyn Garden City AL8 7BN

william h brown

welcome to

Brockett Close, Welwyn Garden City

This attractive extended two-bedroom terraced home combines generous living space with an excellent location, making it an ideal choice for first-time buyers, young families, and commuters alike. Situated in the highly sought-after West Side of Welwyn Garden City, the property is within easy reach of the town centre, mainline train station, renowned local schools, and the popular golf course. The ground floor offers well-balanced accommodation, featuring a convenient cloakroom, a bright and welcoming lounge with a charming bay window, a sitting room with French doors opening onto the rear garden, and a fully fitted kitchen/diner. Upstairs, there are two well-proportioned double bedrooms and a family bathroom. The property was originally configured as a three-bedroom home and offers the potential to be converted back, providing flexibility for growing families or those requiring additional space. Outside, the private rear garden provides an excellent space for relaxing and entertaining, while on-street parking is available to the front of the property. Offering a superb combination of comfort, convenience, and location, this home presents an excellent opportunity to enjoy all that the West Side of Welwyn Garden City has to offer.

Cloakroom
Double glazed window, lino flooring, W/C, wash hand basin.

Lounge
Bay window, carpet, fireplace, radiator, storage cupboard.

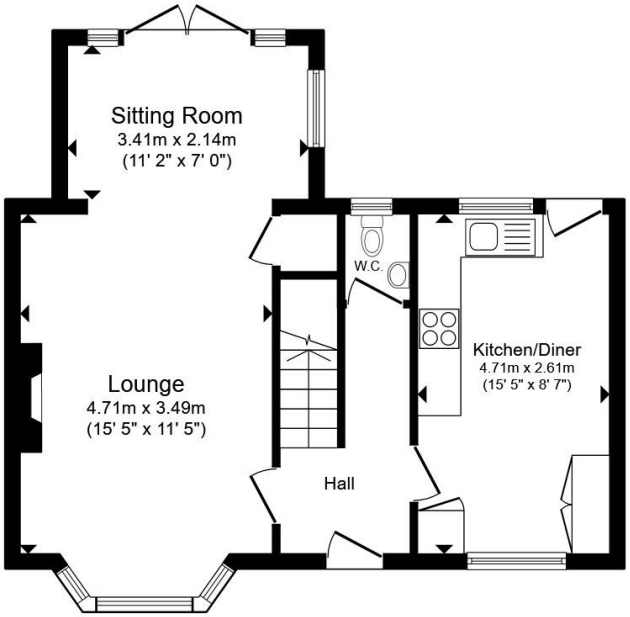
Sitting Room
French doors to garden, carpet, radiator.

Kitchen/Diner
Double glazed window to rear, French door to garden, lino flooring, electric oven, gas hob, extractor fan, sink/drainer, wall and base units, radiator.

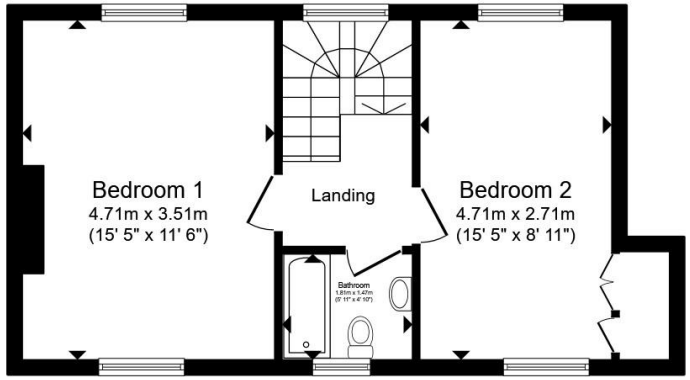
Bedroom One
Double glazed window to front and rear, carpet, built in wardrobe, radiator.

Bedroom Two
Double glazed window to front and rear, carpet, built in wardrobe, radiator.

Bathroom
Double glazed window to front, lino flooring, wash hand basin, W/C, bath.



Ground Floor



First Floor

Total floor area 87.2 m² (938 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

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Brockett Close, Welwyn Garden City

- Desirable West Side Location
- Two Bedrooms
- Mid-Terrace House
- On Street Parking
- Downstairs Cloakroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: 6.00

Offers in excess of

£575,000

Please note the marker reflects the postcode not the actual property

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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.

The Property Ombudsman

Property Ref:
WGN109859 - 0004

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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01707 324361

WelwynGardenCity@williamhbrown.co.uk

53 Wigmores North, WELWYN GARDEN CITY, Hertfordshire, AL8 6PG

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.