



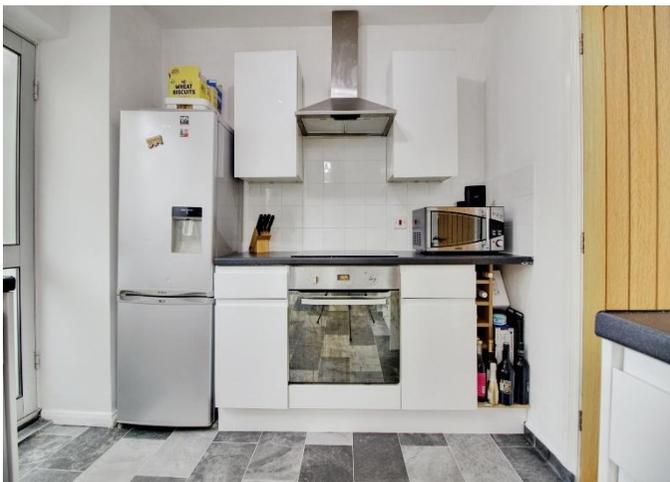
**Breakmead, Welwyn Garden City AL7 3HG**



**welcome to**

## **Breakmead, Welwyn Garden City**

This beautifully presented two-bedroom end-of-terrace home sits in a peaceful cul-de-sac and is ideally located within easy reach of well-regarded primary and secondary schools. Its position also offers excellent commuter links via the A414, A1(M) and M25, along with convenient mainline rail services into London. Upon entering the property, you are welcomed by an entrance hall that leads into a spacious lounge featuring a bay window overlooking the front of the property. To the rear, the fully fitted kitchen/diner offers generous space for family dining and entertaining, with patio doors opening into the rear garden and access to the sunroom. A practical downstairs cloakroom completes the ground floor. The first floor comprises two well-proportioned double bedrooms, each benefiting from built-in wardrobes that provide valuable storage. A modern bathroom serves the floor and includes the luxury of underfloor heating for added comfort. The property also benefits from double glazing throughout and gas central heating. Externally, there is on-street parking available, along with an impressive garden that wraps around the rear and side of the home and extends to the front. It features a paved patio area and a lawned garden enclosed by hedging and fencing, offering both privacy and outdoor space for relaxation or entertaining. The property also enjoys the advantage of gated side access.



### **Cloakroom**

Double glazed window to side, laminate flooring, W/C, wash hand basin.

### **Lounge**

13' 9" x 10' 11" ( 4.19m x 3.33m )

Bay window to front, laminate flooring, radiator.

### **Kitchen/Diner**

17' 3" x 8' 6" ( 5.26m x 2.59m )

Doors to garden, double glazed window to rear, laminate flooring, radiator, space for appliances, wall and base units, sink/drainage, integrated oven/hob/extractor.

### **Sun Room**

12' 2" x 8' 2" max ( 3.71m x 2.49m max )

Double glazed window to rear, door to garden.

### **Bedroom One**

17' 3" x 10' 3" ( 5.26m x 3.12m )

Double glazed window to front x 2, carpet, built in cupboard x 2.

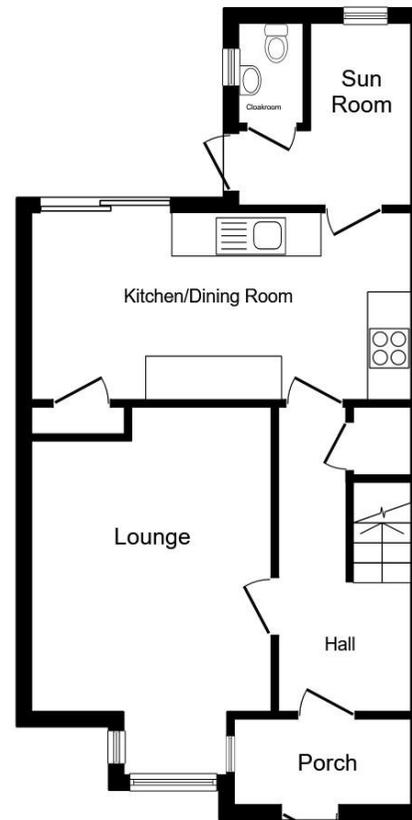
### **Bedroom Two**

10' 6" x 10' 2" ( 3.20m x 3.10m )

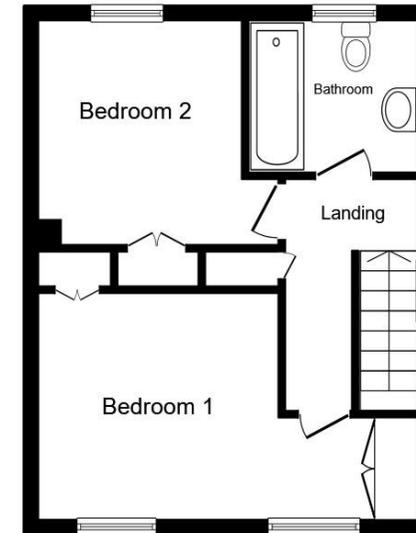
Double glazed window to rear, carpet, radiator, built in cupboard.

### **Bathroom**

Double glazed window to rear. laminate flooring, tiled walls, bath with shower over, W/C, wash hand basin, underfloor heating.



**Ground Floor**



**First Floor**

Total floor area 83.3 m<sup>2</sup> (896 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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## Breakmead, Welwyn Garden City

- Two Bedroom
- End of Terrace House
- Close to Local Shops and Amenities
- On Street Parking
- Quiet Cul De Sac Location

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



offers in excess of

**£375,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109588 - 0004

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