



8, Broadfield Place

Welwyn Garden City.

Hertfordshire, AL8 6LJ

Offers in Excess of £600,000

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A well-presented 3-bedroom home featuring a spacious living room, separate dining room, and a well-equipped kitchen with appliances. The property includes a downstairs W/C, two double bedrooms, one single bedroom with built-in storage and a bathroom with walk-in shower. Outside offers a private rear garden with patio and lawn, off-road parking for two cars, and a single garage with power and lighting. Ideal for families or professionals.

- NO ONWARD CHAIN!!
- 3 BED SEMI DETACHED
- OFF ROAD PARKING AND GARAGE
- SEPERATE DINING ROOM
- DOWNSTAIRS W/C
- WESTSIDE LOCATION
- EXTENDED

GROUND FLOOR

Living room

Double glazed window to the front aspect. Fully carpeted. Radiator. Smoke alarm. French doors through to dining room (extension).

Kitchen

Door from the entrance hall leads into a well-equipped kitchen offering a range of floor and wall-mounted storage units with oak-fronted doors. Freestanding washing machine and fridge-freezer. High-level double oven, gas hob with extractor fan above. Wall-mounted Worcester boiler. Stainless steel sink with mixer tap. Door to the W/C.

Entrance Hall

Carpeted entrance hall with doors leading to the kitchen and living room. Wall-mounted thermostat. Stairs rising to the first floor. Radiator.

Dining Room

Carpeted dining room with archway through to the kitchen and door into the lounge. Double-glazed uPVC window overlooking the rear garden and double-glazed UPVC doors leading outside. Two wall-mounted radiators.



Downstairs W/C

Low-Level W/C with dual flush. Double glazed uPVC obscure window to side.

FIRST FLOOR

Landing

Continuation of the hallway carpet and doors leading to all first-floor rooms. Access to loft hatch.

Bedroom 1

Carpeted bedroom with double-glazed UPVC window to the front aspect and radiator beneath.

Bedroom 2

Carpeted bedroom with double-glazed UPVC window overlooking the rear garden, radiator beneath.

Bedroom 3

Single bedroom with double-glazed UPVC window overlooking the garden, radiator beneath, and a large built-in wardrobe.

Bathroom

Suite comprising of a walk-in shower area with pull down seat and curtain. Low level WC. Wash hand basin with chrome tap over and vanity storage below. Vinyl flooring. Double glazed window with obscure glass to the front aspect.

EXTERNAL

Rear Garden

Doors from the dining room open onto a paved patio area, leading to the main lawn. Pathway continues to the garage. Garden enclosed by a range shrubs and bushes. Gated side access and door leading to garage.

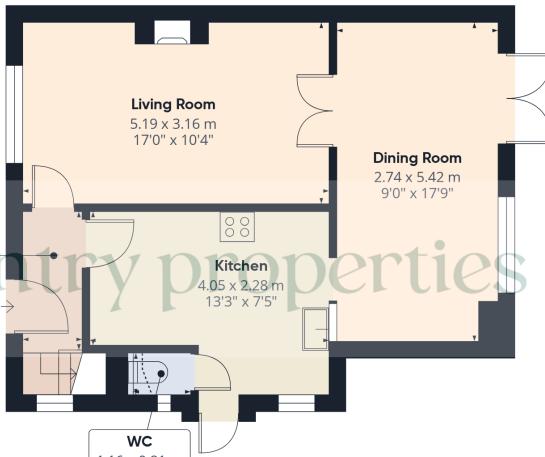
Front Garden

Off road parking for two vehicles. Hedging to boundary. Gated access to the rear garden.

Garage

Single garage with power and lighting.





Ground Floor Building 1



Floor 1 Building



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Rating	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

Approximate total area⁽¹⁾

78.1 m²
842 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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