



# 10, Breakmead

Welwyn Garden City,  
Hertfordshire, AL7 3HG  
**Offers in Excess of £400,000**

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properties

This charming home features an inviting entrance hall leading to a spacious front-facing lounge, a generous kitchen/diner opening into a bright extension with a downstairs WC, and two double bedrooms with fitted wardrobes. Completing the property is a neatly maintained rear garden with patio and side access — an ideal opportunity for first-time buyers, investors, or families.

- 2 DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- DOWNSTAIRS W/C
- END OF TERRACE
- QUIET CUL-DE-SAC LOCATION
- POTENTIAL TO EXTEND (STPP)

## GROUND FLOOR

### Porch

Enclosed porch with wall-mounted light and double-glazed obscure uPVC windows to three sides.

### Entrance Hall

Porch door opens into the entrance hall with access to the lounge and kitchen and stairs rising to the first floor. Features include an under-stairs storage cupboard, wall-mounted radiator, thermostat and recessed ceiling spotlights.

### Living Room

Spacious living room accessed from the hall, featuring a double-glazed bay window overlooking the front of the property, wall-mounted radiator and internet point.

### Kitchen/diner

Vinyl-floor kitchen/diner fitted with a range of wall and base units with white frontages. Includes space for a slimline dishwasher, washing machine, and fridge freezer.

Equipped with a Hotpoint cooker and electric hob with extractor hood above, tiled splashback and a stainless-steel sink with mixer tap set beneath a double-glazed uPVC window. Sliding doors provide access to the rear garden.



## Extension

Accessed from the kitchen, the extension benefits from double-glazed uPVC windows to both sides and the rear, with power and lighting installed. Doors lead to the downstairs WC and out to the garden.

## Downstairs W/C

Two-piece suite comprising of a low-level WC and wash hand basin with chrome mixer tap. Double-glazed obscure window and recessed ceiling downlight.

## FIRST FLOOR

### Landing

Carpeted staircase leads to the landing, providing access to all first-floor rooms. Includes a double-glazed uPVC window to the side, loft hatch and storage cupboard.

### Master Bedroom

Master bedroom featuring two built-in wardrobes, multiple double-glazed uPVC windows overlooking the front of the property, and a wall-mounted radiator.

### Bedroom

Carpeted double bedroom with built-in wardrobe, double-glazed uPVC window overlooking the rear garden and wall-mounted radiator.

### Bathroom

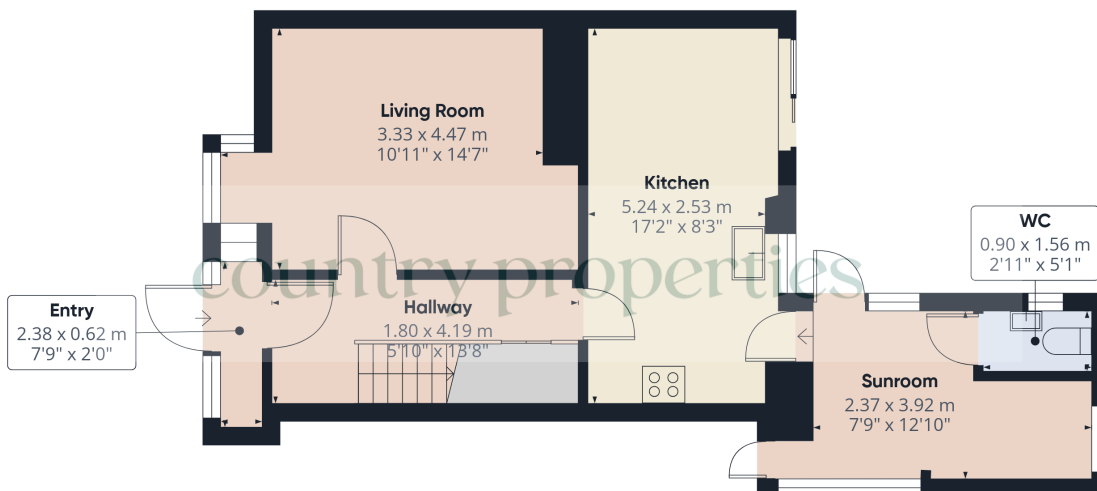
Modern three-piece suite comprising a low-level WC with dual flush, wash hand basin with vanity unit and chrome mixer tap, and a bath with mixer tap and shower over, complemented by a glass shower screen. Features recessed ceiling spotlights, extractor fan, heated towel rail, tiled walls, underfloor heating and a double-glazed obscure uPVC window to the rear.

## EXTERNAL

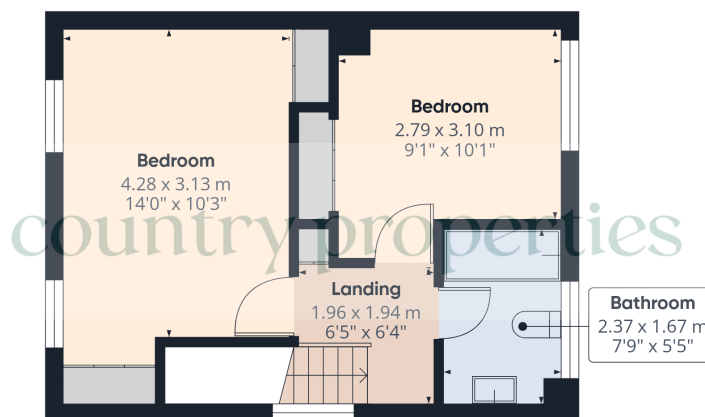
### Rear Garden

Sliding doors open onto a paved patio area with an outdoor tap, leading to a lawned garden surrounded by hedging and fencing. Benefits from gated side access and a garden shed.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
78.6 m<sup>2</sup>  
845 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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