

FOR SALE

Offers Over £625,000 Freehold



# 50 Brockswood Lane, Welwyn Garden City, Hertfordshire, AL8 7BG

- Chain Free
- West Side Location
- Generous Garden
- Backing Onto Woodland
- Lounge Diner With Parquet Flooring
- Downstairs Shower Room
- Extension Potential - Subject To Planning
- Requires Modernisation

WRIGHTS

**Wrights of W G C**  
36, Stonehills, Welwyn Garden City, AL8 6PD

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## PROPERTY DESCRIPTION

**\*\*VIEWING LAUNCH DAY SATURDAY 26TH JULY STRICTLY BY APPOINTMENT\*\*CHAIN FREE\*\*** Situated in one of Welwyn Garden City's most desirable West Side neighbourhoods, this traditional three-bedroom semi-detached home offers a rare opportunity to create a home to your own taste and specification having previously been with the current vendors for six decades. Perfectly positioned within walking distance of the town centre and mainline rail links into London, convenience meets potential in this characterful property. The accommodation begins with a welcoming entrance hall leading through to a generous lounge/diner, with original parquet flooring and patio doors opening onto the rear garden. A separate kitchen, practical storage area, ground floor W/C, and downstairs shower room complete the ground floor layout. Upstairs, the landing provides access to three bedrooms. The master bedroom has been partially divided, while the second double bedroom benefits from a built-in wash basin. The third bedroom, also partitioned, now includes a previously used shower room, offering flexible use of space for growing families or home office needs. Outside, the home boasts an impressive rear garden backing directly onto tranquil woodlands, an ideal setting for outdoor entertaining or peaceful retreat. A large shed offers further storage or workshop potential, and side access enhances practicality. The front of the property provides off-street parking for multiple vehicles. This home falls within the catchment area for the highly regarded Applecroft and Stanborough schools, making it a standout choice for families seeking access to excellent education. Whilst in need of modernisation, this property presents a superb opportunity to add value and design a home tailored to your lifestyle, all in an unbeatable location.**\*\*PLEASE READ MATERIAL INFORMATION\*\***





## ROOM DESCRIPTIONS

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### MATERIAL INFORMATION

The property's roof has been insulated with closed cell spray foam. Japanese Knotweed has been identified on the premises and is currently undergoing a treatment plan. Prospective buyers should be aware of these issues. Additionally, any offer from a buyer seeking to proceed with a mortgage must be accompanied by a mortgage offer that is acceptable based on the conditions surrounding these aspects. All offers are to be submitted by 9am on the 15th August 2025. The offers will then be presented to the vendors for their consideration. Council Tax Band E.

### WELCOME TO BROCKSWOOD LANE

Upon entering there is a spacious entrance hall offering ample storage for coats, shoes, and bags with additional under stairs storage. A practical and well thought out space that also provides access to a downstairs shower room and separate WC. The heart of the home is a dual aspect lounge-diner, with its original parquet flooring, open fireplace, and patio doors that lead out to the garden. To the rear, the kitchen enjoys pleasant views over the garden.

### FIRST FLOOR

Upstairs, the original layout of 3 double bedrooms has been sub-divided into a different configuration with temporary partitions. These rooms can easily be modernised and brought up-to-date. The landing provides access to a generously sized, dual aspect principal bedroom that is currently partitioned to include a corridor space. A further double bedroom includes a built-in sink. The original 3rd bedroom is currently partitioned to create a single bedroom and previously used shower room and toilet. Additional benefits include a fully boarded loft space with ladder access, ideal for storage or potential further conversion (subject to the necessary consents).

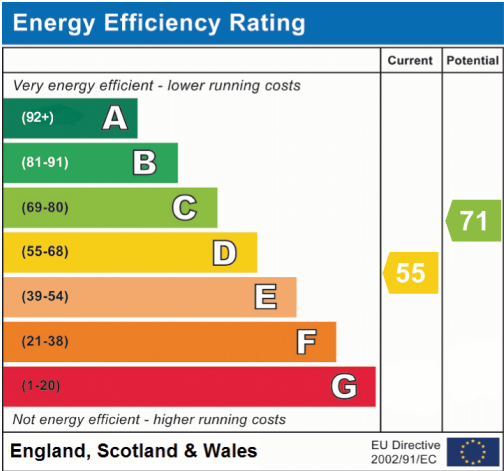
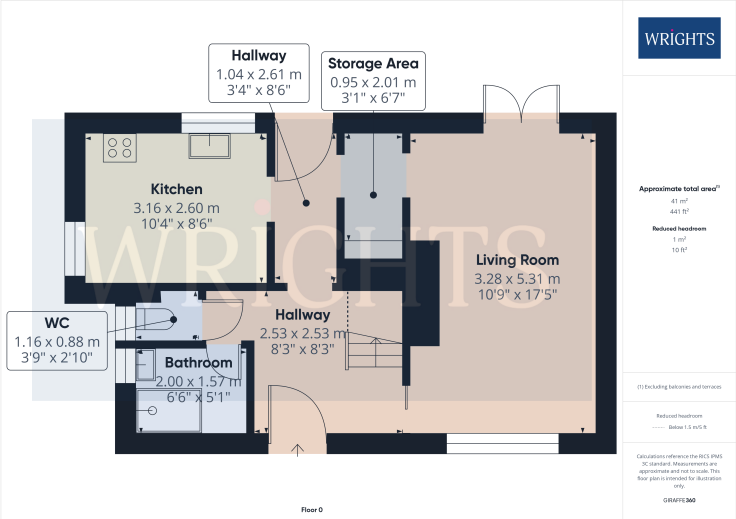
### TOUR THE GROUNDS

To the rear of the property there is an expansive, mature garden which is completely secured with a high wooden fence and is not overlooked from the rear. The garden gives direct access to Sherrardspark Woods. The property also features a wide side access that previously provided vehicular entry to a garage. There is a generous front garden providing ample space for parking for several vehicles.

### ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.





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