



46 Brockwood Lane, Welwyn Garden City, Hertfordshire AL8 7BG

£850,000 - Freehold

Property Summary

Impressive, extended traditional four bedroom family home situated in a highly desirable West Side location which backs onto local woodland. With a welcoming hallway offering access to a reception room benefiting from a log burner and custom shutter blinds on the bay window, utility room through to a downstairs wet room with traditional drying rail, spacious kitchen with large range cooker and lounge diner - flooded with natural light from the two sky lanterns. Ascending the stairs you won't be disappointed, with a single bedroom / office, two double bedrooms - one with ensuite shower, basin and toilet, dual aspect principal bedroom and family bathroom with a shower over the bath. To the rear is a patio, ideal for entertaining, laid to lawned garden with gated access to the woods and a conservatory / summer room at the back of the garage offering something unique. The property has been fitted with CAT6 throughout so staying connected to the Wi-Fi won't be an issue. The front of the property offers parking for multiple vehicles and laid to lawn.

Within a short walk of the town centre, mainline trains to London and renowned schooling, this property has plenty to offer a family looking to be close to everything that you could need.

Features

- West Side Location
- Backing onto Woodland
- Three Double Bedrooms
- Three Bathrooms
- Office
- Garage With Conservatory / Garden Room
- Walking Distance To Mainline Train Station
- Freehold

Room Descriptions

Welcome to Brockswood Lane

Located in a highly desirable West Side location is this extended four bedroom semi detached family home backing onto local woodland and withing easy walking distance of the town centre and renowned schooling. For added convenience the property has been fitted with CAT6 throughout so staying connected to the Wi-Fi won't be an issue.

Ground Floor

Upon entering, you're welcomed by a spacious hallway with built-in storage. The front lounge is a cosy retreat, complete with a charming wood/coal burner, bay window and shutter blinds for privacy and style. The heart of the home is the bright and airy open-plan lounge/dining room, flooded with natural light from twin skylights and featuring French doors that open out to the rear patio — ideal for entertaining or relaxed family living.

The well-appointed kitchen benefits from a large range cooker and a separate rear access to the garden. A sizeable utility room, fitted with a water softener and traditional drying rail, leads through to a modern wet room with basin and WC — perfect for busy family life or muddy boots after woodland walks.

First Floor

Upstairs, the property offers four bedrooms: a single room currently used as a home office, two generous doubles with built-in storage (one of which boasts an en-suite shower room), and a spacious dual-aspect master bedroom with fitted wardrobes. A contemporary family bathroom with shower over the bath, basin, and WC completes the upper floor.

Outside

To the rear, the south-west facing garden is laid mainly to lawn with a patio seating area, children’s play zone, and secure gated access directly onto peaceful woodland — a true rarity in this location. The front of the property offers a well-kept garden and driveway parking for three vehicles.

A standout feature is the garage, which includes a unique conservatory/summer room to the rear, offering further access to the garden and a versatile space for relaxing or entertaining.

Location

Located in a prime West Side position, this home is close to excellent schools, woodland walks, local amenities, and within easy reach of the town centre and mainline station, offering direct links to London.

