



# 8, Hornbeams

Sweet Briar, Welwyn Garden City,  
AL7 3DZ  
**£260,000**

country  
properties

Situated on the second floor of a well-maintained development in the heart of Welwyn Garden City, this spacious two-bedroom apartment (approx. 57.4 sqm) offers bright, versatile living ideal for first-time buyers, investors, or downsizers alike.

- Ideal first-time purchase or investment
- Second floor apartment
- Two bedrooms
- Spacious and versatile living room
- Modern fitted kitchen with island/workspace
- Approx. 57.4 sqm of accommodation

Communal entrance

Communal entry Hall

Second floor flat

Entrance hall

A welcoming entrance hall providing access to all rooms, complete with storage space and a neutral finish, setting the tone for the rest of the property.

Living Room

A bright and spacious reception room with large windows allowing for plenty of natural light. The space comfortably accommodates both living and dining furniture, with additional flexibility for a home working setup if required.

Kitchen

A modern fitted kitchen featuring a range of wall and base units, ample worktop space, and integrated oven and hob. There is space for further appliances, along with a practical layout ideal for everyday cooking. A central worktop/island area enhances both preparation and casual dining.



### Bedroom 1

A well-proportioned double bedroom offering good sized bedroom accommodation, complete with built-in storage and plenty of natural light coming in through this double aspect room.

### Bedroom 2

A versatile second bedroom, ideal as a guest room, nursery, or home office, depending on individual needs.

### Bathroom

A contemporary bathroom suite comprising a bath with shower over, wash hand basin, and WC, finished in a clean, modern style, with a UPVC double glazed window to the rear.

### Outside

### Parking

To the side of the block there is a communal parking bay with ample room for residents parking.

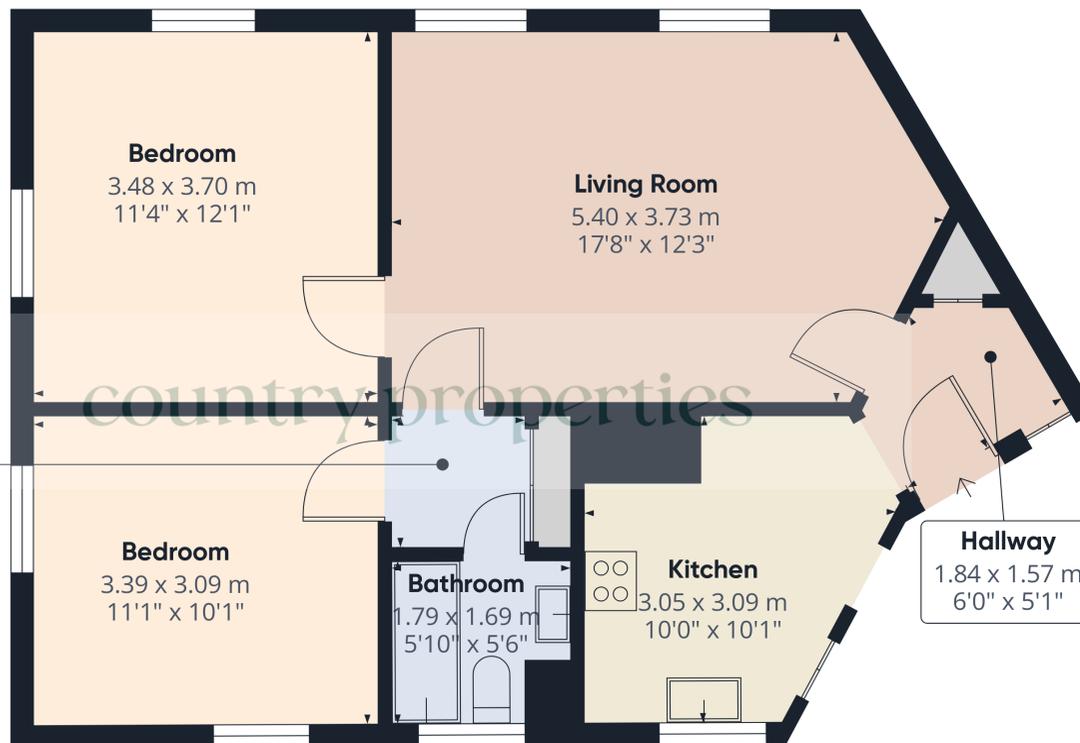
### Gardens

The block sits within council owned grounds giving a typical Welwyn Garden feel to the grounds and offering space to play or just enjoy the surroundings.

### Outbuildings

To the side of the block there is a row of brick built sheds, each property owns one of these storage sheds which provides great water tight outside storage ideal for a bike store or just for the overflow from your home.





**Laundry Room**  
1.40 x 1.29 m  
4'7" x 4'3"

**Bedroom**  
3.48 x 3.70 m  
11'4" x 12'1"

**Living Room**  
5.40 x 3.73 m  
17'8" x 12'3"

**Bedroom**  
3.39 x 3.09 m  
11'1" x 10'1"

**Bathroom**  
1.79 x 1.69 m  
5'10" x 5'6"

**Kitchen**  
3.05 x 3.09 m  
10'0" x 10'1"

**Hallway**  
1.84 x 1.57 m  
6'0" x 5'1"

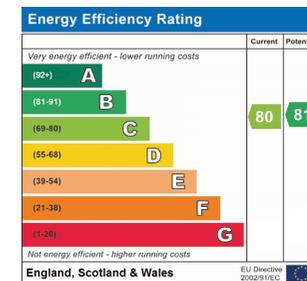


**Approximate total area<sup>(1)</sup>**  
57.4 m<sup>2</sup>  
617 ft<sup>2</sup>

(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

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