



# 24, Brocket Road

Welwyn Garden City,  
Hertfordshire, AL8 7TY  
Guide Price £540,000

country  
properties



SO MUCH MORE THAN MEETS THE EYE...

A thoughtfully extended 3 bedroom semi detached home located on the Western outskirts of town, with countryside views for miles, this property has been refurbished throughout and offers near immaculate accommodation.

- 3 bedroom semi detached home
- Ground and first floor extensions
- Garage and Parking for several cars
- Refurbished throughout
- Views over rolling Hertfordshire countryside
- Impressive open plan kitchen Diner

## Ground Floor

### Entrance Hall

Replacement composite door leading into entrance porch with replacement uPVC double glazed window to front and two side, wood effect flooring, radiator, oak door leading through to living room stairs to first floor.

### Living Room

Box bay window to front with uPVC double glazed window, fireplace recess, two radiators, built-in display unit to side of chimney breast, television and telephone points, glazed oak door leading to kitchen diner.

### Kitchen / Diner

Air conditioning unit. Radiator, underfloor heating to extended area, sunken ceiling down lighters, door to cloakroom and utility room, door to study, space for dining table and chairs which then opens out to the full kitchen area where we have a range of a shaker style cupboards, quartz worktop, integrated stainless steel oven with 4 burner gas hob over and chimney style extractor above, space for tall fridge freezer, integrated dishwasher, integrated recycling bins, stainless steel one-and-a-half bowl sink unit with mixer tap over, replacement uPVC double glazed window to rear and replacement aluminium bi-fold doors to rear 2 roof lights, wood effect flooring.

### Cloakroom

Continuation of the wood effect flooring, low-level WC with concealed dual flush cistern, wall mounted wash hand basin, radiator, extractor fan, sunken ceiling down lighters.

### Playroom / Study

Radiator continuation of wood effect flooring telephone and internet points, this room is currently being used as a child play room, however has in the past been used as a study.



## Utility Room

Space and plumbing for automatic washing machine and tumble dryer, replacement uPVC double glazed door leading to rear garden, worktop with cupboard above and wall mounted gas boiler, door to garage.

## Garage

Single garage with timber doors leading out to the front light and power and water within.

## First Floor

### Landing

Landing double glazed replacement UPVC window to side loft access with drop down hatch and ladder leading to boarded loft with light. Doors to bedrooms and bathroom.

### Bedroom 1

Air conditioned. Replacement uPVC double glazed window to front, a range of built-in wardrobes and chest of drawers plus further built in cupboard with radiator within, original Style black painted fireplace, radiator, ceiling coving, dado rail, folding door through to ensuite toilet

### Ensuite

Low-level dual flush WC, pedestal wash hand Basin, wall mounted heated towel rail, picture rail, ceiling coving, replacement uPVC double glazed window to front.

### Bedroom 2

Air conditioned. Replacement uPVC double glazed window to rear and a radiator

### Bedroom 3

An L-shaped room with replacement uPVC double glazed windows to rear and side, radiator.

### Bathroom

Refitted to a high standard with white suite comprising of dual flush WC, pedestal wash hand basin inset within a vanity unit with high gloss fronted cupboard below, pannelled bath with mixer tap over and further thermostatically controlled shower above, integrated natural light tunnel, sunken ceiling down lighters and heated towel rail.

## Outside

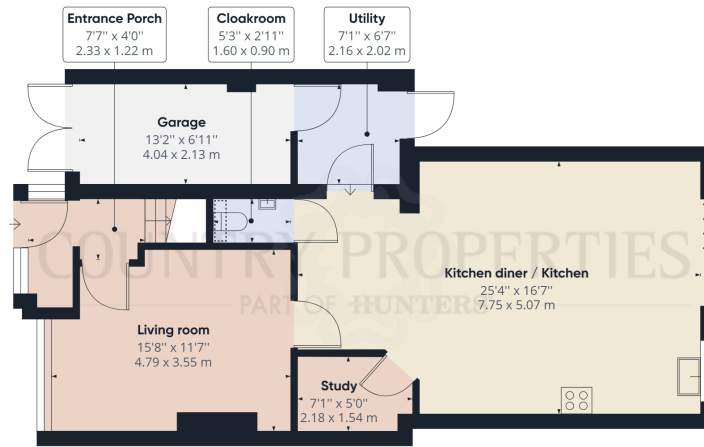
### Front Garden

Fully block paved drive providing off-road parking the several vehicles, raised brick built border with the flowers and shrubs within access to front.

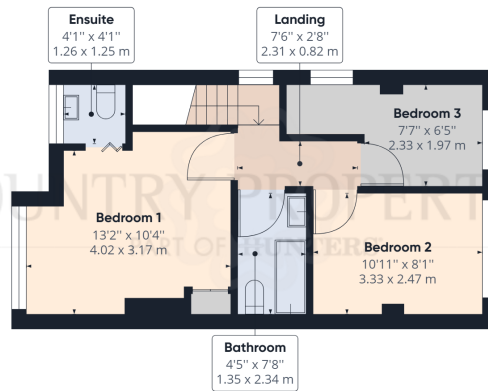
### Rear Garden

Rear garden flagstone steps leading from the kitchen diner down to a resin patio area providing room for a large outside table and chairs, timber fence and wall surround further resin path leading to the rear of the garden which is mainly laid to lawn with various flowers and shrubs to borders a large timber shed further fully insulated summer house with light and power within.

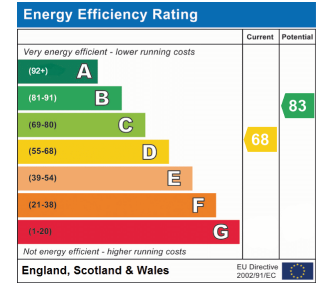




Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1161.58 ft<sup>2</sup>  
107.91 m<sup>2</sup>

Reduced headroom

2.34 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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