



14, Brocket Road
Welwyn Garden City,
Hertfordshire, AL8 7TY
Offers in Excess of **£535,000**

country
properties

COUNTRYSIDE VIEWS!!! This delightfully spacious 3 bed semi-detached home is in a sought after location. The house comprises of large rear garden that entertains many different species of wildlife, spacious rooms and with planning being previously accepted for a ground floor extension this semi has so much potential!!! With amazing views over looking Hertfordshire countryside and amazing sunsets beaming through the bay window in the Spring/Summer this property is a true gem.

- FREEHOLD
- 3 BEDROOM SEMI DETACHED FAMILY HOME
- PREVIOUS PLANNING FOR A GROUND FLOOR EXTENSION
- GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS
- CLOSE TO STANBOROUGH LAKES
- CLOSE TO LOCAL COUNTRYSIDE WALKS AND VILLAGE PUBS IN LEMS福德
- COUNTRYSIDE VIEWS WITH AMAZING SUNSETS THAT PIERCE THROUGH THE BAY WINDOW
- SOUGHT AFTER LOCATION
- LARGE REAR GARDEN WITH SEATING AND ENTERTAINMENT AREA

Ground Floor

Entrance Hall

Timber framed glazed UPVC light panel above leading through to entrance hall, Wood effect flooring, stairs to first floor, radiator, under stair storage cupboard and further under stair storage space with pull out shelving, doors to living room, dining room and kitchen.

Living Room

Walk in curved bay window to front with UPVC double glazed Georgian style windows and plantation shutters within, feature curved radiator, cast iron fireplace with white painted timber mantle and ceramic tiled hearth, built in TV cabinets, further built in storage cabinet with shelving over, picture rail.

Dining Room

Wood effect laminate flooring, UPVC double glazed sliding patio door to rear, feature cast iron fireplace with tiled decorative insert, ceramic tiled hearth, radiator concealed within a decorative radiator cover, shelving with storage cupboard below, picture rail.

Kitchen

Replacement UPVC double glazed door and window to rear, radiator, roll edge worktop with high gloss fronted white cupboards above and below with bar style brushed steel handles, stainless steel single bowl sink unit with mixer tap over, integrated electric oven with four burner gas hob above and extractor over, space for fridge/freezer, integrated dishwasher, space and plumbing for automatic washing machine, wall mounted gas boiler concealed within cupboard, ceramic wall tiling, ceramic floor tiling.

First Floor

Landing

Loft access with drop down hatch and ladder, airing cupboard with slatted shelving, within further over stair storage cupboard with shelving within, replacement UPVC double glazed window to side, doors to bedrooms and bathroom.



Bedroom One

Replacement UPVC double glazed window to rear, radiator, picture rail, range of built-in wardrobes with shelf and hanging space within and further overhead storage cupboards, built in dressing table area with draws and integrated mirror.

Bedroom Two

Replacement double glazed UPVC window to front, radiator, picture rail, integrated shelving, built in cupboard with shelf and hanging space and further overhead storage cupboard.

Bedroom Three

Replacement UPVC double glazed window to front, radiator ,picture rail.

Bathroom

A white bathroom suite comprising of a panelled bath with Chrome effect mixer tap and shower attachment, wash hand basin inset within a vanity unit with numerous cupboards and draws below, low level dual flush WC with concealed system, Chrome effect heated towel rail, built in bathroom storage cupboards with glass fronted display units, integrated mirror with integrated lighting above, ceramic wall tiling, vinyl flooring, replacement UPVC double glazed window to rear with obscured glass.

Outside

Front Garden

Block pave driveway providing off road parking for two to three vehicles and accessing the garage/carport, further gravel driveway providing off-road parking for numerous cars, timber fence surround with various flowers and shrubs to borders, covered porch leading to the front of the house, outside power point.

Rear Garden

An extensive garden which is on mainly laid to lawn with gated access to the rear of the garage/carport, various flowers and shrubs to borders. To the bottom of the garden there is an extensive gravelled entertainment area with seating area and access to a shed with outside covered porch ideal for barbecuing and entertaining, feature decorative arch separating the garden and the seating area, further timber shed and decking area.

Garage/Carport

Timber carport with garage style doors to front and further gated access from the rear out to the rear garden, electric lighting within.

Agents Notes

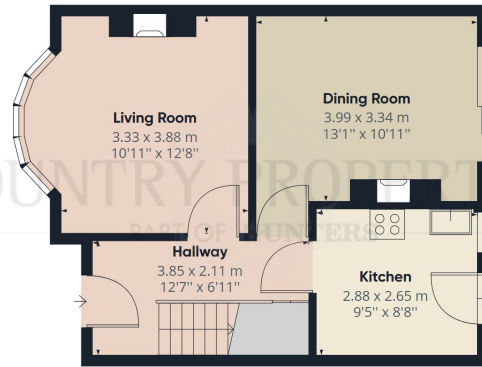
Tenure: Freehold.

EPC Rating: D.

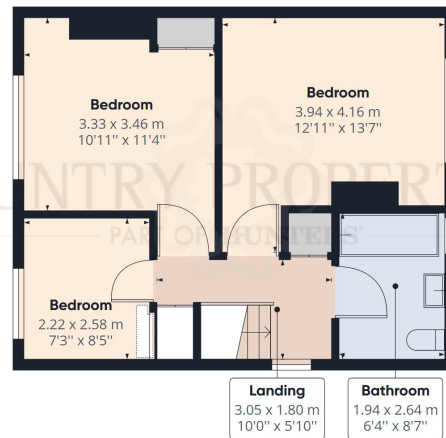
Council Tax Band: D £2225 P.A Welwyn and hatfield council freehold

Semi detached house of standard construction
Mains water electric, gas and sewage
Gas to radiator central heating
Broadband available at up to 1000mbps
mobile phone available on 02,EE and vodafone with a good signal, poor to no signal on Three
Flood risk very low





Ground Floor



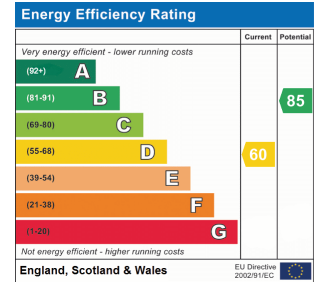
Floor 1

Approximate total area⁽¹⁾
83.88 m²
902.84 ft²

(1) Excluding balconies and terraces

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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