



2 Brockett Close, Welwyn Garden City, Hertfordshire AL8 7BN

£675,000 - Leasehold

**Property Summary**

Welcome to Brockett Close, a character home of distinction and charm at the heart of this peaceful cul-de-sac, just off one of the Garden City's most desirable roads. This beautifully extended family residence has undergone sympathetic restoration, expertly blending period features from the 1920s with modern touches. This home boasts over 1,300 sq/ft. and includes a stunning orangery, alongside an open-plan kitchen and good sized dining room, complemented by a separate living room. It features a ground floor shower room and a family bathroom. Outside, the professionally landscaped gardens offer a sunny oasis, complete with a timber cabin and storage. Brockett Close provides unrestricted residents' parking and a friendly neighbourhood atmosphere. Every element has been maintained with great care, preserving the warmth and authenticity that define this distinguished residence. Perfectly positioned on the fringe of the highly sought-after AL8 postcode, the property enjoys a rare duality within easy walking distance of the town centre's amenities, yet moments from some of Hertfordshire's most picturesque countryside and Welwyn Garden City Golf Club. This unique setting ensures a lifestyle that is both connected and tranquil. The home is ideally suited to families, with highly regarded schooling including Applecroft Primary and Stanborough Secondary within walking distance. Excellent transport links are also close at hand, with the mainline station offering swift access into London Kings Cross and Moorgate. Combining timeless character, generous proportions, and an enviable setting. A must view property to appreciate the noteworthy features.

**Features**

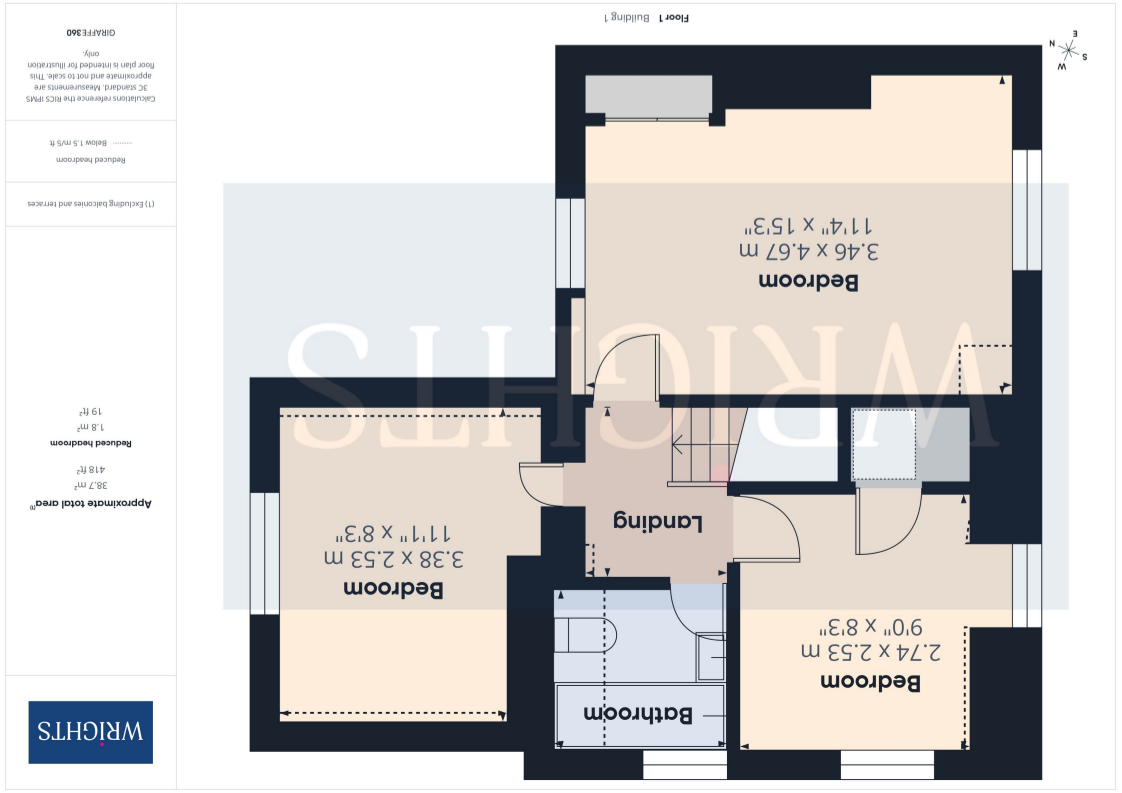
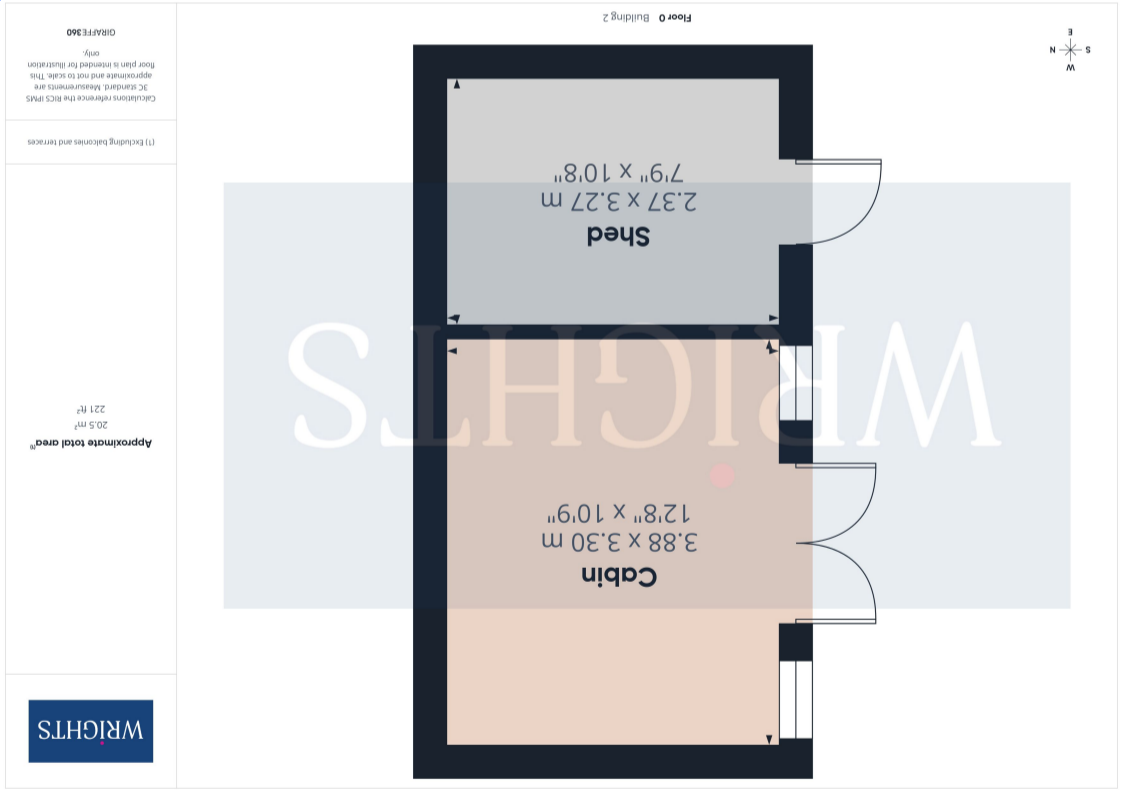
- THE MOST DELIGHTFUL LANDSCAPED GARDEN WITH TIMBER CABIN
- CLASSIC 1920'S PERIOD FEATURES WITH MODERN TOUCHES
- BI-FOLD DOORS LEADING TO STUNNING ORANGERY
- EXCLUSIVE CUL-DE-SAC OFF ONE OF THE MOST DESIREABLE ROADS IN WELWYN GARDEN CITY
- FAMILY BATHROOM PLUS GROUND FLOOR SHOWER ROOM
- WALKING DISTANCE TO APPECROFT PRIMARY SCHOOL AND STANBOROUGH SENIOR SCHOOL
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- SUPERBLY EXTENDED FAMILY HOME MEASURING IN EXCESS OF 1300 SQ/FT INCLUDING CABIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**WRIGHTS**  
Prestige



## Room Descriptions

### WELCOME TO BROCKETT CLOSE

Indulge in one of the Garden City's most sought after Settings. Brockett Close is an exclusive cul-de-sac surrounded by charming 1920s homes, overlooking a lush green space. The residence sits neatly set back from the road and exudes character. Upon entering, the hall provides a warm welcome, with the staircase leading to the first floor and a convenient shower room adjacent to this space. The large living room offers a sophisticated retreat, spacious yet cosy, featuring a bay window, a cast-iron fireplace, and bespoke shelving with integrated lighting. This room flows seamlessly into the dining area through double doors. A bespoke seating area creates an inviting space for family meals, enhanced by a skylight above. This open-plan area wraps around to the expansive kitchen, which boasts ample wall and base units in a shaker style, fully integrated for a sleek finish. Bright and airy, the kitchen offers dual aspect views, while hardwood flooring stretches throughout most of the ground floor. A large under-stairs cupboard provides handy storage for everyday items.

### IN ADDITION

A recent addition, the bespoke orangery. A true highlight which is accessible via bi-folding doors. Bathed in natural light, it offers a peaceful setting perfect for enjoying a book and a cup of coffee. This room overlooks the rear garden and provides access to the patio area through French doors. On the upper floor, you will discover three bedrooms and a luxurious refurbished family bathroom. The principal bedroom boasts dual aspect views to both the front and rear and features fitted wardrobes for ample storage. Bedroom two is a generously sized double room, complete with fitted wardrobes and a dressing area, as well as a view overlooking the rear. The third bedroom is a spacious single room, offering additional space for a home office, along with a large cupboard for extra storage.

### TOUR THE GROUNDS

The garden is truly stunning, having been tastefully landscaped and manicured. The immediate rear features a patio area perfect for a bistro set and a glass of wine, while steps lead up to the main patio area, ideal for family meals. For low maintenance, the garden includes artificial grass, with well-established borders showcasing an array of colorful mature shrubs in bloom. The timber cabin serves as an ideal home office or multipurpose room, equipped with power and light. Additionally, there is a storage area incorporated into the side of the cabin, also with power and lighting. For added convenience, there is gated side access to the front of the property. Brockett Close offers unrestricted street parking.

### MATERIAL INFORMATION

999 Year Garden City Lease from 1923 with an annual peppercorn ground rent of £6. Traditional Garden City homes, may be leasehold, typically with lease terms set at an impressive 999 years from the time of construction. Ground rents and service charges are generally minimal, and obtaining a mortgage on these leases poses no challenges, provided the lease term is clearly outlined. For those interested, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. For more detailed information on purchasing the freehold, we recommend visiting Welwyn Hatfield Council's website. Council Tax Band E.

### 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.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

