



48, Broomfield Road

Welwyn,  
Hertfordshire, AL6 9DW  
£425,000

country  
properties



SO MUCH POTENTIAL... This 3 bedroom semi detached home in the popular Welwyn Village benefits from an impressive corner plot of 0.15 Acres with the rear garden extending to over 100ft and an additional side garden giving the potential to extend to both side and rear (subject to planning)

Internally the property needs some TLC but offers good sized 3 bedroom accommodation, Chain free.

- 3 Bedroom Semi detached home
- Corner plot of 0.15 of an acre
- Potential to extend subject to planning
- Close to shops and amenities
- Popular Welwyn Village location
- Chain Free.

## Ground Floor

### Entrance Hall

Replacement UPVC double glazed door leading through into the entrance hall with radiator, doors to the kitchen, living room and cloakroom. Under-stair storage cupboard housing gas metre. Stairs to the first floor.

### Cloakroom

Low-level dual flush WC. Radiator. Replacement UPVC double-glazed window to the side with obscured glass.

### Living Room

A dual aspect room with replacement UPVC double glazed windows to front and rear. Radiator. Open fireplace with brick surround. Timber mantle and tiled hearth.

Cupboard housing the electric meter.

### Kitchen

A refitted kitchen comprising of a black granite effect laminate roll edge worktop, beachfront cupboards above and below with brushed steel bar style handles. Stainless steel single bowl sink with mixer tap and drainer. Integrated stainless steel electric oven with electric Halogen four burner hob over, and stainless steel Chimney style extractor above. Automatic washing machine. Integrated fridge. Radiator. Ceramic tile flooring. Replacement UPVC double-glazed door to the side and two replacement UPVC double-glazed windows to the rear. Door to the bathroom.



## Bathroom

A refitted white suite comprising of a pedestal wash hand basin with mixer tap over, curved shower bath with matching curved shower screen, mixer tap and further electric shower above. Wall mounted chrome effect heated towel rail. Ceramic floor tiling. Replacement UPVC double-glazed window to rear with obscured glass. Extractor fan.

## First Floor

### Landing

Replacement UPVC double-glazed window to front. Doors to bedrooms. Loft access with a drop down hatch and ladder leading to a boarded out loft with 2 velux roof windows to rear.

### Bedroom One

A dual aspect room with replacement UPVC double glazed windows to front and rear. Radiator. Built-in cupboard housing the gas boiler.

### Bedroom Two

Double bedroom with two UPVC double-glazed windows to the rear. Radiator. Picture rail.

## Bedroom Three

Replacement UPVC double-glazed window to the front. Radiator.

## Outside

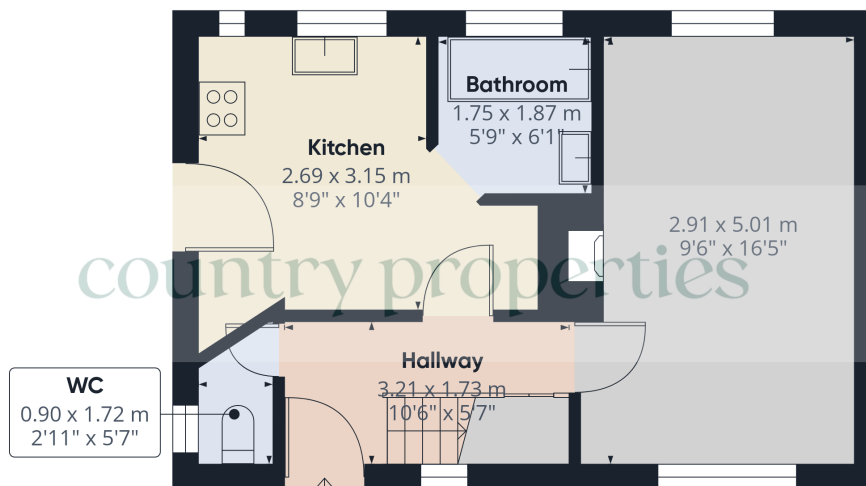
### Front and Side Gardens

The front garden is mainly laid to lawn with a timber fence and hedge frontage. Various flowers and shrubs to borders. To the side of the property, there is an extensive lawned garden with a hedge surround. Leading down to the side door into the kitchen. A wrought iron gate leads into the back garden.

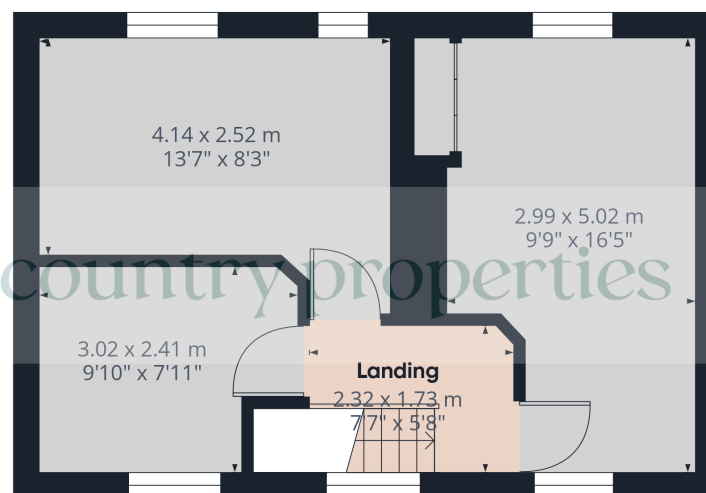
### Rear Garden

The rear garden is in excess of 100 feet and mainly laid to lawn with a hedge surround. Large patio area immediately to the rear of the property. Currently on the grounds there is a dilapidated greenhouse and two large sheds.





Ground Floor



Floor 1



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

69.8 m<sup>2</sup>

750 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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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