



1 Brickwall Cottages

Great North Road, Welwyn Garden City,
Hertfordshire, AL8 7SR

£400,000

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A spacious three-bedroom semi-detached home set on a generous plot, offering excellent potential for full modernisation and extension (subject to planning). The property benefits from well-proportioned accommodation throughout, including a large living room, kitchen, conservatory and additional ground floor facilities, along with a substantial rear garden of approximately 100ft backing onto a golf course. With neighbouring properties having already been extended, this home presents an ideal opportunity for buyers to create a modern family property tailored to their own specification.

- Three-bedroom semi-detached home requiring full modernisation
- Approximately 100ft rear garden backing onto a golf course
- Ground floor bathroom and additional wet room
- Quiet, well-established residential location in Welwyn Garden City
- Generous plot with excellent potential to extend (STPP)
- Spacious living room and conservatory providing additional reception space
- Off-road parking with private driveway and front garden
- Excellent opportunity to create a bespoke family home



Ground Floor

Entrance Hall

Accessed by a Upvc door, the hallway has stairs leading to the first floor and doors to the Bathroom, Kitchen and Living room.

Bathroom

A ground floor bathroom in need of full refurbishment, offering scope to create a modern and functional suite. Currently comprising a panelled bath with shower over, wash hand basin and WC, the room benefits from a frosted window providing natural light and ventilation.

Living room

A generously proportioned living room offering excellent potential for modernisation. The space features exposed ceiling beams adding character, with dual aspects allowing for good natural light via a front-facing window and rear patio doors leading into a conservatory. The room provides ample space for both seating and dining arrangements, complemented by a wall-mounted gas fire and radiator.

Conservatory

A spacious conservatory providing an excellent additional reception area, enjoying pleasant views over the rear garden and an abundance of natural light through wraparound glazing. Featuring a polycarbonate roof and direct access to the patio, the room offers great potential for modernisation and reconfiguration to suit a variety of uses, such as a dining area, garden room or home office.

Kitchen

A generously sized kitchen requiring full modernisation, offering excellent scope to redesign into a contemporary and functional space. Currently fitted with a range of basic units, work surfaces and stainless steel sink, the room benefits from dual aspect windows allowing for good natural light, along with direct access to the conservatory and adjoining areas. The layout provides ample space for reconfiguration and potential for a larger, modern fitted kitchen, making it an ideal project for buyers looking to create a bespoke kitchen/dining environment.

Wetroom

A ground floor wet room located to the rear of the property, forming part of a side extension and offering further potential for improvement. Currently comprising a walk-in shower area with wall-mounted electric shower, the space also benefits from a frosted window providing natural light and ventilation. Requiring modernisation, this room presents an excellent opportunity to create a contemporary and practical shower room to suit a variety of needs.

Rear Hall

Forming part of the side extension the rear hall offers access to the garden, kitchen and ground floor wet room.

First Floor

Landing

A bright spacious landing with window overlooking the rear garden and doors to rooms.



Bedroom 1

A well-proportioned bedroom offering good natural light via a rear-facing window overlooking the garden. The room provides ample space for bedroom furniture and presents an ideal opportunity for modernisation, with scope to update flooring and décor to create a comfortable and contemporary sleeping space.

Bedroom 2

A further bedroom of good proportions, benefiting from a large window allowing for plenty of natural light and pleasant outlook. The room offers space for a range of bedroom furnishings and includes built-in storage. Requiring modernisation, it presents an excellent opportunity to create a bright and comfortable bedroom tailored to individual taste.

Bedroom 3

A further bedroom, ideal as a single room or home office, benefiting from a window providing natural light and a pleasant outlook. The space offers scope for modernisation, with potential to update flooring and décor to create a comfortable and versatile room.

Cloakroom

A first floor cloakroom requiring modernisation, currently comprising a WC and wash hand basin. The room benefits from a window providing natural light and ventilation, and offers scope to upgrade and improve to suit modern standards.



Outside

Front garden

A generous frontage providing off-road parking via a private driveway, along with a lawned front garden bordered by mature hedging. The plot offers a good degree of space to the side of the property, presenting further potential for extension (subject to the necessary planning consents), with neighbouring properties having already been extended.

Rear Garden

A generously sized rear garden extending to approximately 100ft in length, offering excellent outdoor space and backing directly onto a golf course, providing a pleasant and open outlook. Mainly laid to lawn with a range of mature shrubs and trees, the garden also features a patio area and greenhouse.

The overall plot offers significant potential to extend the property to the side and rear (subject to the necessary planning consents), with neighbouring properties having already been extended in a similar manner. An ideal opportunity for buyers to enhance both the accommodation and outdoor space to suit their needs.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

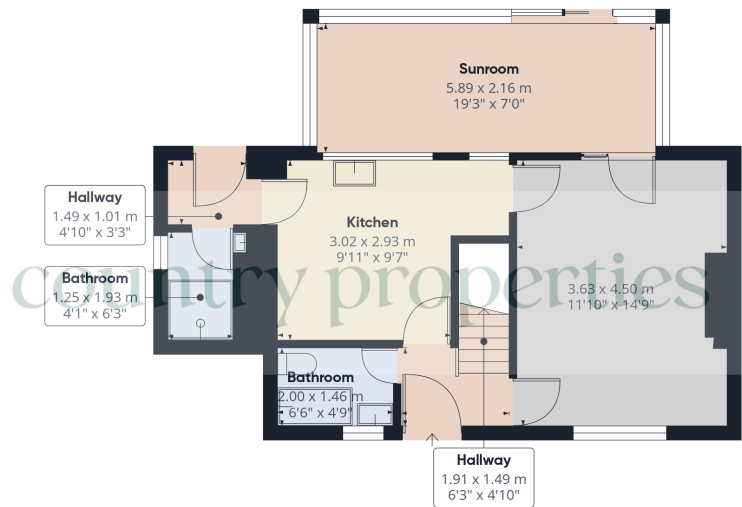
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

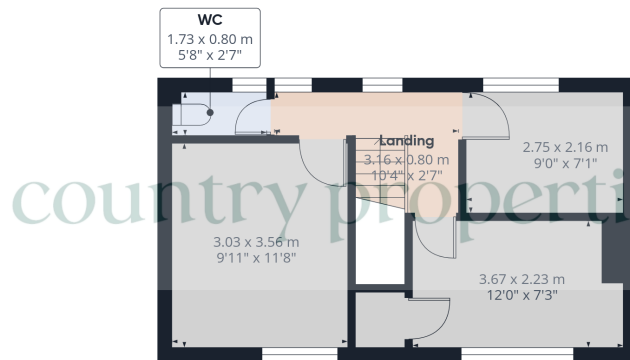




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Ground Floor



Floor 1



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Approximate total area⁽¹⁾

83.9 m²
902 ft²

(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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