



11, Brockett Close

Welwyn Garden City,
Hertfordshire, AL8 7BN
Guide Price £550,000

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Situated in Brockett Close, Welwyn Garden City, this three-bedroom mid-terrace home offers a great opportunity for buyers looking to update and personalise a property. The accommodation includes a downstairs WC, kitchen and extended living/dining room, with three bedrooms and a modern family bathroom upstairs. Outside is a generous rear garden offering plenty of space and scope for landscaping.

- SCOPE FOR MODERNISATION
- THREE BEDROOM MID-TERRACE HOME
- GENEROUS REAR GARDEN
- EXTENDED LIVING/DINING ROOM
- GROUND FLOOR WC
- MODERN FAMILY BATHROOM
- OPPORTUNITY TO CREATE A HOME TO YOUR OWN TASTE

GROUND FLOOR

Entrance Hall

Entrance hall with doors leading to the ground floor accommodation and stairs rising to the first floor. Tiled flooring continues through towards the kitchen, with useful built-in storage.

Living/ Dining Room

A good-sized open-plan living and dining room extending from the front to the rear of the property. A window to the front provides natural light to the living area, with a feature brick fireplace and gas fire. The room opens into the extended dining area at the rear, where wide sliding patio doors overlook and provide access to the garden.

Kitchen

Fitted with a range of wooden wall and base units with work surfaces over, incorporating a sink and drainer beneath the rear-facing window. There is a built-in oven, gas hob, space and plumbing for appliances and room for a fridge/freezer. A door provides direct access to the rear garden.



Downstairs W/C

Ground floor cloakroom fitted with a WC and wash hand basin, with an obscure glazed window providing natural light.

FIRST FLOOR

Landing

Stairs rise to the first-floor landing, providing access to the bedrooms and bathroom. Access to loft.

Bedroom One

A good-sized double bedroom with space for a range of freestanding bedroom furniture and a window providing plenty of natural light.

Bedroom Two

A further well-proportioned bedroom with space for a double bed and additional bedroom furniture.

Bedroom Three

A versatile third bedroom with a window providing natural light and space for the usual bedroom furniture.

Family Bathroom

The family bathroom is fitted with a suite comprising washing and sanitary facilities, with a window providing natural light and ventilation.

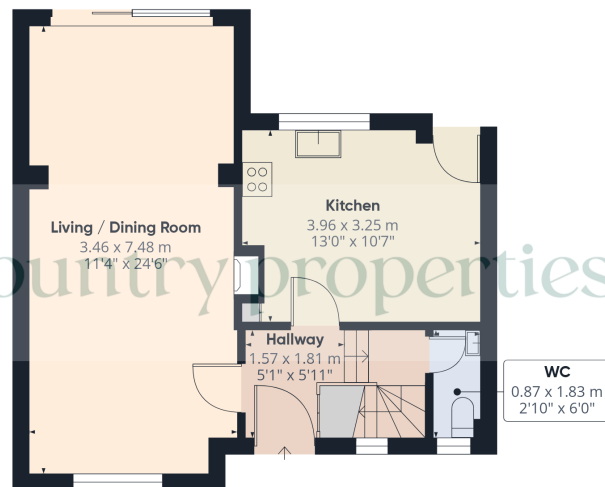
EXTERNAL

Rear Garden

The property benefits from a generous and established rear garden, offering a substantial amount of outdoor space. The garden features areas of lawn alongside a variety of mature trees, hedging, shrubs and planting, with a greenhouse and timber shed providing useful storage and growing space. The garden offers plenty of scope for a new owner to enhance and landscape to their own preference.

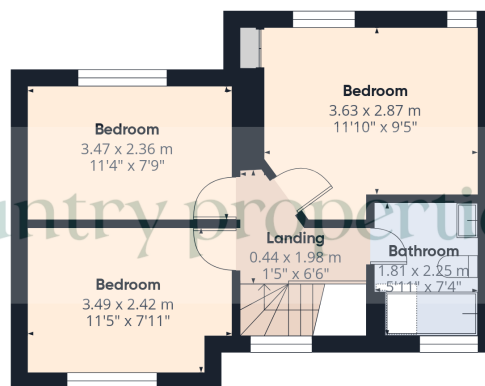


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Ground Floor

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Floor 1



Approximate total area⁽¹⁾

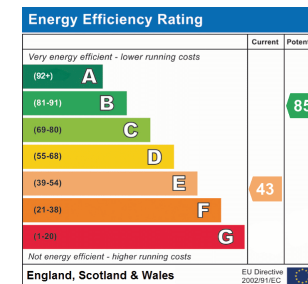
78.7 m²

846 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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