

Connells

Brooksfield
Welwyn Garden City

Brooksfield
Welwyn Garden City AL7 2AW

for sale
£450,000







Property Description

This spacious three-bedroom family home offers generous accommodation throughout and is ideally suited to families, first-time buyers or those seeking a property with excellent potential to update and personalise.

The ground floor is entered via a welcoming entrance hall with a convenient cloakroom/WC. The impressive dual-aspect lounge/dining room extends over 24ft in length, creating a fantastic space for both everyday living and entertaining. A feature brick fireplace provides a focal point to the room, while large windows allow for an abundance of natural light.

The conservatory provides an additional reception area and enjoys pleasant views of the private rear garden, making it an ideal space to relax and unwind throughout the year.

To the first floor are three well-sized bedrooms, including two generous double bedrooms and a further single bedroom suitable as a child's room, nursery or home office. The accommodation is completed by a family bathroom.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment, together with a substantial garage providing excellent storage or parking options.

Offering approximately 1,250 sq. ft. of accommodation including the garage, this property presents a wonderful opportunity for buyers seeking a home with scope for improvement in a desirable residential setting.

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



















Ground Floor **First Floor**

Total floor area 116.2 m² (1,250 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307905

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.