


 2 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Street Parking

 EPC Band D

Council Tax Band:
C £2,037.07 (2025-2026)

Local Authority:
Welwyn/Hatfield



Newly renovated, this two-bed home boasts a superb standard, a great-size secluded rear garden, and two bright double bedrooms.

Description

A welcoming entrance hall presents doors to a bright lounge and to the property's superb kitchen diner with newly fitted sleek units, ample worktop space and quality integrated appliances. French doors lead out onto the rear patio and a sizeable, secluded lawn beyond. A large brick-built outbuilding with power is also found in the garden. A utility room and separate W/C are located adjacent to the kitchen. Upstairs, a newly installed bathroom and separate W/C with wash basin serve two bright, generous double bedrooms which overlook the rear garden and benefit from fitted wardrobes.

Location

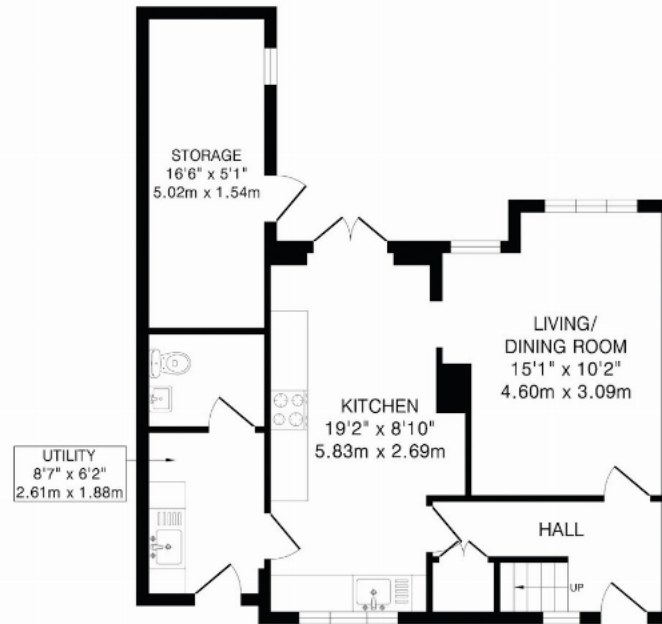
Breakmead is a peaceful cul-de-sac in Welwyn Garden City, close to bus/cycle routes to the town centre's amenities, including John Lewis, Waitrose, and more. Near popular schools, woodlands, nature walks and playing fields.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

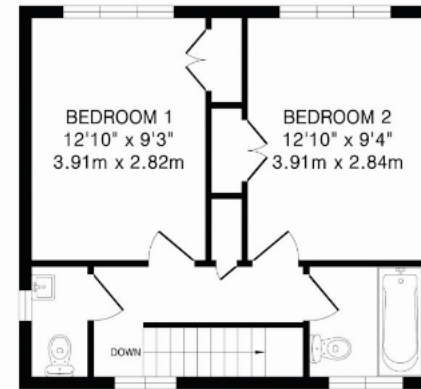








Ground Floor
610 sq.ft.(56.6 sq.m)approx.



First Floor
398 sq.ft.(37.0 sq.m)approx.

TOTAL FLOOR AREA: 1008 sq.ft.(93.6 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.