

 3 Bedrooms

 2 Bathrooms

 3 Receptions

 South Facing

 Garage/Drive

 EPC Band D

Leasehold

Council Tax Band:
E £2,800.97 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



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Brockwood Lane, Welwyn Garden City, AL8 7BE
Guide price of £800,000

Extended 3-bed semi-detached house, near town centre, with double length garage, off-street parking, and south-facing garden.

Description

A well-proportioned three-bedroom semi-detached home, ideally situated on a sought-after road on the west side of town, close to the town centre, local amenities, and mainline rail station. This charming property offers versatile living space across two floors. The ground floor features three reception rooms, including a lounge with French doors to the rear garden, a front-facing dining room, and a flexible family room with a skylight and bi-fold doors to the garden. A fitted kitchen and a shower room complete the ground floor. Upstairs, there are three spacious bedrooms, a family bathroom, and a separate WC. Externally, the home has a south-facing rear garden, a double-length garage, and off-street parking. Plans for a double-storey extension (STPP) offer excellent potential for future improvement. A superb opportunity for families and commuters, offering space, convenience, and longevity in a desirable location. Leasehold: 999 years from 24/06/1948. 922 years remaining. Ground Rent: £9 pa. Note: Asbestos in garage roof.

Location

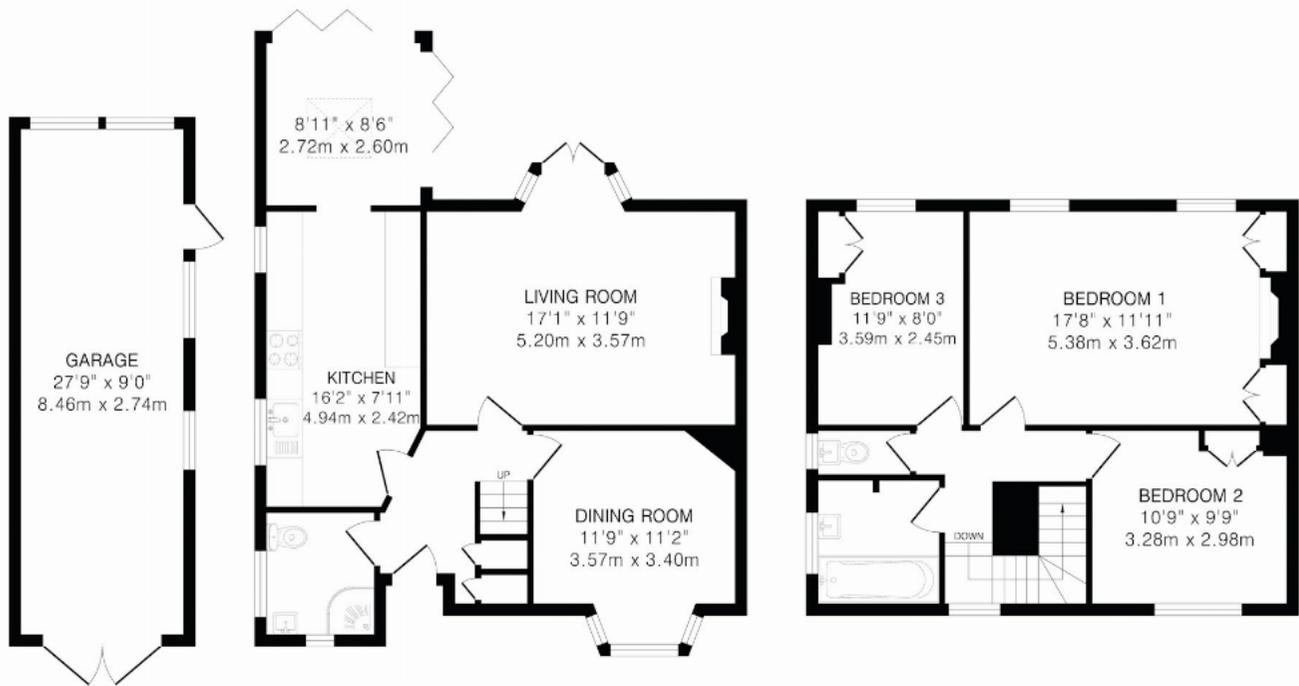
Set in the desirable West Side of Welwyn Garden, this property backs onto Dellcott Family Tennis Club and is a short walk from town amenities like John Lewis, Howard Centre, and rail links to London. Renowned schools are nearby too.



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.







Garage
250 sq.ft.(23.1 sq.m)approx.

Ground Floor
660 sq.ft.(61.3 sq.m)approx.

First Floor
558 sq.ft.(51.8 sq.m)approx.

TOTAL FLOOR AREA: 1468 sq.ft.(136.2 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.

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