



**Broomfield Road, Welwyn AL6 9DL**

**welcome to**

## **Broomfield Road, Welwyn**

This beautifully presented three-bedroom mid-terrace family home is nestled in a highly sought-after cul-de-sac, perfectly positioned within walking distance of renowned local schools and the charming Old Welwyn Village. Thoughtfully arranged, the ground floor features a bright and spacious dual-aspect lounge, a well-appointed kitchen with door opening onto the rear garden, a convenient cloakroom and a downstairs bathroom. Upstairs, the property offers two generous double bedrooms alongside a well-proportioned single bedroom, providing flexible accommodation for families or guests. Externally, the home enjoys the added advantage of off-street parking for multiple vehicles and a sizeable rear garden, ideal for outdoor entertaining or family play. This attractive home also benefits from excellent transport links, with easy access to Welwyn North and Welwyn Garden City train stations, as well as the A1(M) and A414, making it perfectly suited for commuters.



### Lounge

Double glazed window to front and rear, wooden flooring, radiator.

### Kitchen

Double glazed window to rear, wooden flooring, door to rear, sink/drainage, gas hob, electric oven, extractor fan, wall radiator.

### Cloakroom

Lino flooring, W/C, wash hand basin, radiator.

### Bathroom

Double glazed window to front, lino flooring, wash hand basin, bath.

### Bedroom One

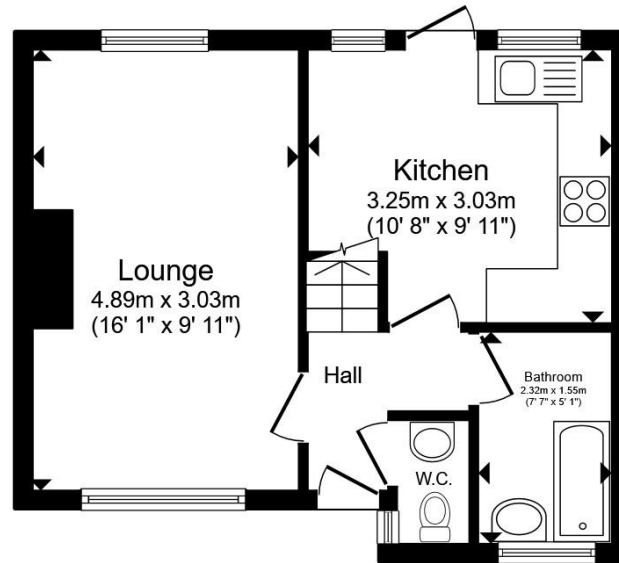
Double glazed window to front and rear, wooden flooring, radiator, built in wardrobe.

### Bedroom Two

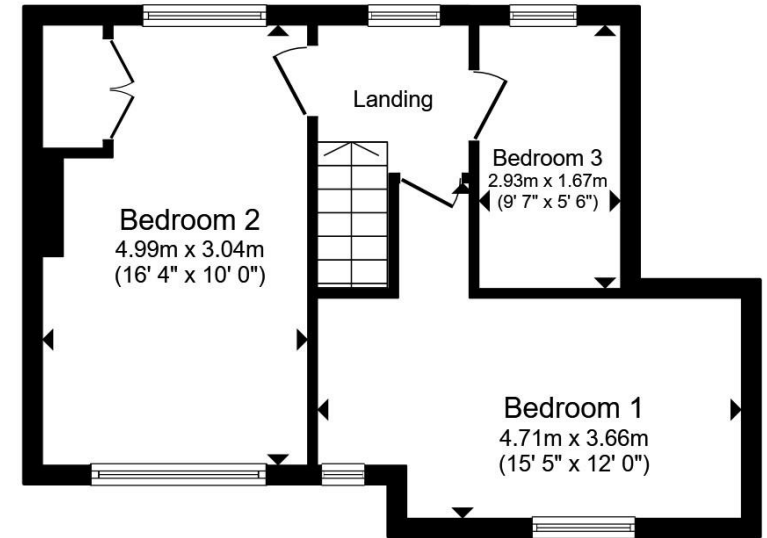
Double glazed window to front x 2, carpet, radiator.

### Bedroom Three

Double glazed window to rear, carpet, radiator.



Ground Floor



First Floor

Total floor area 68.9 m<sup>2</sup> (741 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](http://www.propertybox.io)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Broomfield Road, Welwyn

- Three Bedroom House
- Mid-Terrace
- Off Street Parking
- Downstairs Bathroom & Cloakroom
- Close To A1(M) and Welwyn North Station

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



offers in the region of  
**£425,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109644 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



**williamhbrown.co.uk**