

FOR SALE

Offers Over £400,000 Freehold



29 Broomfield Road, Welwyn, Hertfordshire, AL6 9DL

- COMPLETE CHAIN ABOVE WITH ONE LINK
- THREE BEDROOM FAMILY HOME AT THE HEART OF THE VILLAGE
- LARGE DRIVEWAY AND LANDSCAPED REAR GARDEN
- TURN KEY FINISH
- POTENTIAL TO EXTEND (STPP)
- WALKING DISTANCE TO ST MARYS PRIMARY

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****COMPLETE UPPER CHAIN WITH JUST ONE LINK**VILLAGE LOCATION**DRIVEWAY & BEAUTIFUL GARDEN**** A wonderful opportunity to acquire this MUCH-LOVED THREE BEDROOM FREEHOLD FAMILY HOME, ideally positioned in one of Welwyn village's popular and leafy residential roads. Set within a peaceful and established setting, Broomfield Road is particularly well placed for village life, with the village centre easily accessible via a convenient public footpath. The property also benefits from being within walking distance of the highly regarded St Mary's Primary School, making this an excellent location for families. The accommodation provides a spacious living room and THREE WELL-PROPORTIONED BEDROOMS, offering comfortable and versatile family living. To the rear is a particularly attractive garden, combining a PAVED PATIO WITH A LARGE LAWNED AREA, creating a lovely space for entertaining, relaxing and enjoying the warmer months. Further benefits include a PRIVATE DRIVEWAY PROVIDING COMFORTABLE OFF-ROAD PARKING, whilst Broomfield Road also benefits from unrestricted on-street parking, providing useful additional parking for residents and visitors. The location is ideal for commuters, with straightforward access to the A1(M) and A414, whilst Welwyn North Mainline Station is just a short drive away, providing convenient rail connections into London. The property is offered with the significant advantage of a COMPLETE UPPER CHAIN WITH JUST ONE LINK, providing a reassuring starting point for buyers looking to progress their purchase. A charming and well-located family home offering a superb combination of VILLAGE LIVING, GOOD SCHOOLS, ATTRACTIVE OUTDOOR SPACE AND EXCELLENT COMMUTER LINKS. EARLY VIEWING IS HIGHLY RECOMMENDED to fully appreciate this excellent opportunity.



ROOM DESCRIPTIONS

WELCOME TO BROOMFIELD ROAD

The accommodation begins with a bright and welcoming dual-aspect lounge, with double-glazed windows to both the front and rear allowing plenty of natural light to flow throughout the room. The wooden flooring adds warmth and character, creating a comfortable space for relaxing or entertaining. The kitchen is positioned to the rear and is fitted with a good range of wall and base units, providing useful storage and preparation space, together with a gas hob, electric oven, extractor fan and sink with drainer. A double-glazed window overlooks the rear garden and a door provides direct access outside, making this a particularly practical arrangement for everyday family life and summer entertaining. A convenient ground floor cloakroom provides additional practicality, while the family bathroom features a bath and wash hand basin, with a double-glazed window providing natural light.

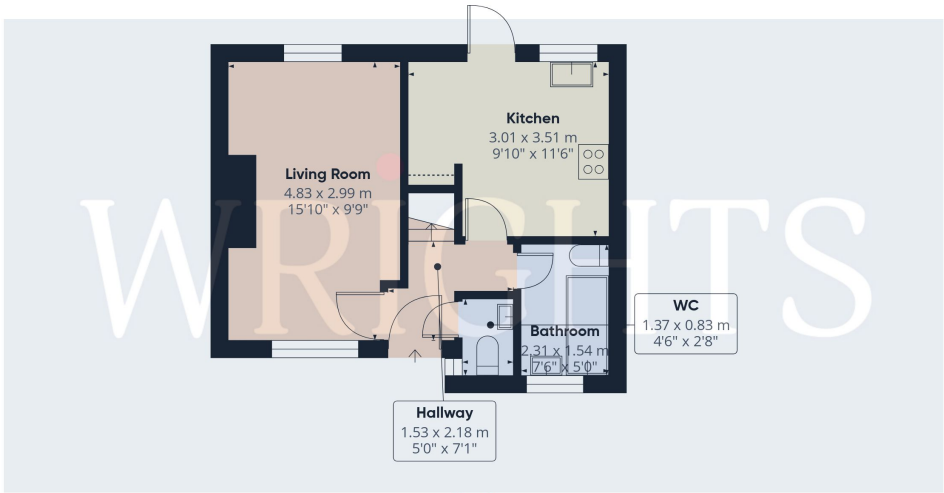
IN ADDITION

Upstairs, the principal bedroom is a generous and naturally bright room, benefiting from windows to both the front and rear, attractive wooden flooring and a useful built-in wardrobe. The second bedroom is another well-proportioned double, with two windows to the front creating a light and airy feel, while the third bedroom overlooks the rear and offers excellent flexibility as a child's bedroom, guest room, study or home office. Overall, the accommodation provides a comfortable and versatile layout, with each room offering good natural light and practical proportions for modern family living. The property benefits from a large and well-proportioned rear garden, offering an excellent combination of a substantial paved patio and generous area of lawn. The patio provides an ideal space for outdoor dining, entertaining and relaxing during the warmer months, while the sizeable lawn gives plenty of room for children, pets or simply enjoying the garden. A particularly useful feature is the convenient side access leading directly to the front, making the garden easily accessible and practical for everyday use, gardening and bringing items through from the front of the property.

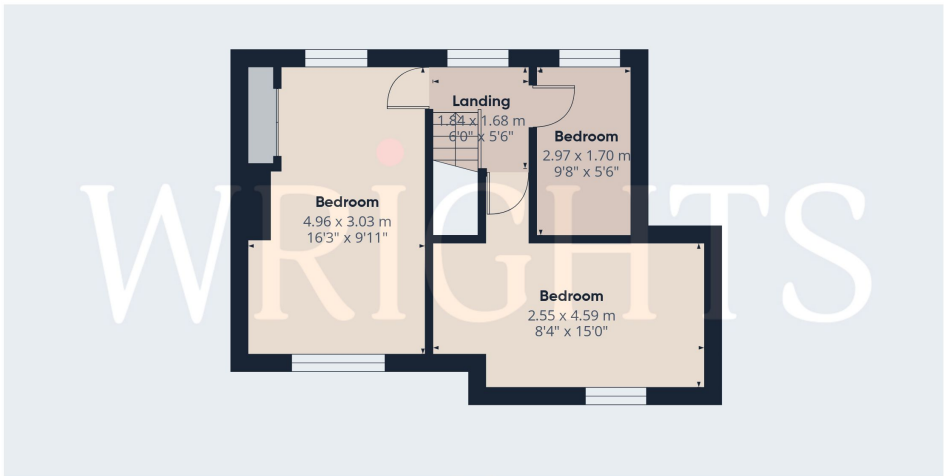
BUYER INFORMATION

The property is being marketed for an assisted move on behalf of The New Homes Group. All offers will be presented to The New Homes Group and will be subject to qualification. All acceptable offers will be subject to an exchange of contracts within 28 days. However this will vary depending on the house builder and time of year. All parties concerned must be aware of this prior to submitting an offer. The homeowners are purchasing a New Build property which we have been advised is ready.





Floor 0



Floor 1

WRIGHTS

Approximate total area^m

65.7 m²
709 ft²

Reduced headroom

0.1 m²
1 ft²

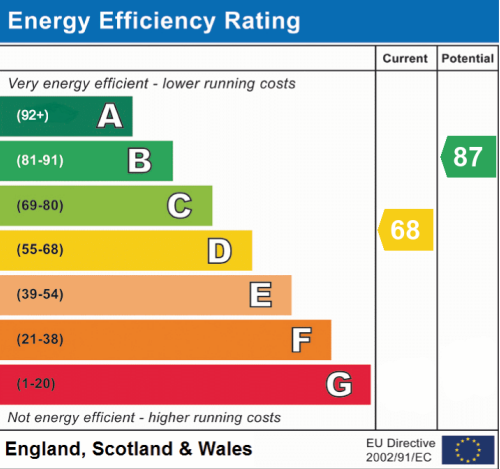
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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