



2 Brockett Close, West Side, Welwyn Garden City, AL8 7BN  
Guide price £625,000





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EXTENDED AND WELL PRESENTED THREE BEDROOM WEST SIDE HOME WITH LANDSCAPED GARDEN WITHIN WALKING DISTANCE OF SCHOOLS, THE TOWN AND MAINLINE STATION

This rarely available and chain free West Side home is situated in a desirable location within walking distance of renowned local schooling, the town centre with a wide range of facilities and mainline railway station. The extended accommodation is extremely well presented throughout and comprises entrance hall, modern shower room, living room with fireplace and bay window, attractive and extensively fitted kitchen/dining room with doors to the garden, three bedrooms and a family bathroom. Externally is a pretty frontage and stunning landscaped rear garden with patios, lawn and generous summer house. Benefits include solid oak flooring, integrated appliances and wardrobes to all bedrooms.

#### THE AREA

Situated in a popular West Side location within walking distance of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are all within walking distance.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Solid oak flooring. Staircase to the first floor. Access to:

##### SHOWER ROOM

Modern suite comprising low level wc, vanity wash hand basin and shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the side.

##### LIVING ROOM 18'5" x 11'4" (5.61m x 3.45m)

Feature fireplace. Solid oak flooring. Bay window to the front. Double doors to:

##### KITCHEN/DINING ROOM 23' x 19'7" (7.01m x 5.97m)

L shaped room. Fitted with a selection of wall and base

units with solid wood worktops, under units lighting and tiled splash backs. 1½ bowl stainless steel sink and drainer. Built in Neff cooker with five ring gas hob and stainless steel extractor over and glass splash back, built in microwave. Integrated appliances including dishwasher, washing machine and tumble dryer. Space for American style fridge/freezer. Under stairs storage cupboard. Solid oak flooring. Windows to the side and rear, skylight. Double doors to the rear garden.

#### FIRST FLOOR

##### LANDING

Access to:

##### BEDROOM ONE 15'5" x 10'3" (4.70m x 3.12m)

Built in wardrobes. Dual aspect with windows to the front and rear.

##### BEDROOM TWO 11'2" x 9'9" (3.40m x 2.97m)

Fitted wardrobes. Window to the rear.

##### BEDROOM THREE 9'1" x 8'4" (2.77m x 2.54m)

Built in wardrobe. Loft hatch. Dual aspect with window to the front and side.

##### BATHROOM

White suite comprising low level wc, pedestal wash hand basin and enclosed panelled bath. Heated towel rail. Tiled walls. Window to the side.

#### OUTSIDE

##### FRONT

Lawn area. Planted bed. Footpath to the front door with covered storm porch. Gated side access to the rear.

##### REAR GARDEN

Stunning and well maintained landscaped rear garden. Patio area to the immediate rear of the property and extending to the side of the garden, offering seating areas. Steps lead to the artificial lawn. Planted beds, specimen tree. Hedged and fenced boundaries.

##### SUMMER HOUSE

With further storage space. Power and lighting.

#### FURTHER INFORMATION

Council tax band: D

This property is leasehold for 999 years from 1923 with a ground rent of £6 pa.

#### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

#### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







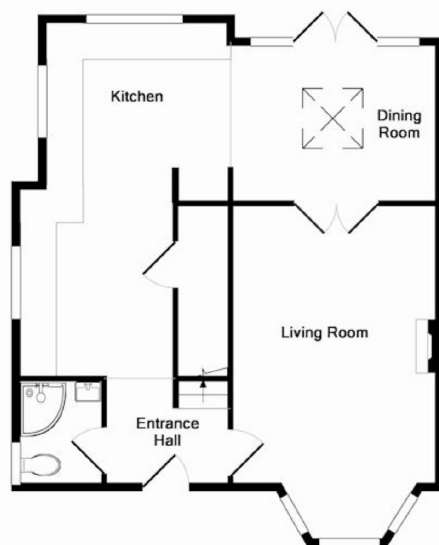
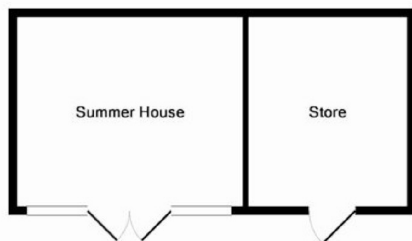












Ground floor  
Approx. Floor  
Area 76.2 Sq.M.  
(820 Sq.Ft.)



1st floor  
Approx. Floor  
Area 41.3 Sq.M.  
(445 Sq.Ft.)

Total Approx. Floor Area 117.5 Sq.M. (1265 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Certificate



2, Brockett Close, WELWYN GARDEN CITY, AL8 7BN

Dwelling type: end-terrace house  
Date of assessment: 25 May 2016  
Date of certificate: 25 May 2016  
Reference number: 8826-7925-4020-5495-6922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 98 m<sup>2</sup>

### Use this document to:

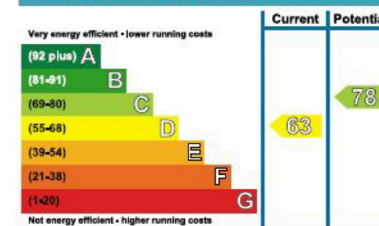
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,048
Over 3 years you could save	£ 480

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 2,526 over 3 years	£ 2,157 over 3 years	
Hot Water	£ 336 over 3 years	£ 225 over 3 years	
Totals	£ 3,048	£ 2,568	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 246	✓
2 Heating controls (room thermostat)	£350 - £450	£ 123	✓
3 Solar water heating	£4,000 - £6,000	£ 111	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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