



**Brookfield, Welwyn Garden City AL7 2BJ**

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## **Brookfield, Welwyn Garden City**

This attractive two-bedroom semi-detached home is located in the peaceful Panshanger area of Welwyn Garden City and benefits from off-street parking, a garage, an EV charger and a private rear garden. It is ideally positioned for convenient access to local amenities, schools, shops and transport links, making it an excellent choice for both first-time buyers and investors. Inside, the property features an inviting entrance hall leading through to a bright and comfortable lounge. The fully fitted kitchen offers a good range of wall and base units and provides direct access to the rear garden, creating a practical and well-connected ground-floor layout. Upstairs, you will find two well-proportioned bedrooms along with a three-piece family bathroom. Each room enjoys good natural light, contributing to the home's warm and welcoming feel.



### Entrance Hall

Laminate flooring, radiator.

### Lounge

Double glazed window to front, wooden flooring, radiator.

### Kitchen

Double glazed window to rear, doors to rear, laminate flooring, integrated electric oven/induction hob, extractor fan, wall radiator, wall and base units, sink/drainage.

### Bedroom One

Double glazed window to front, carpet, radiator.

### Bedroom Two

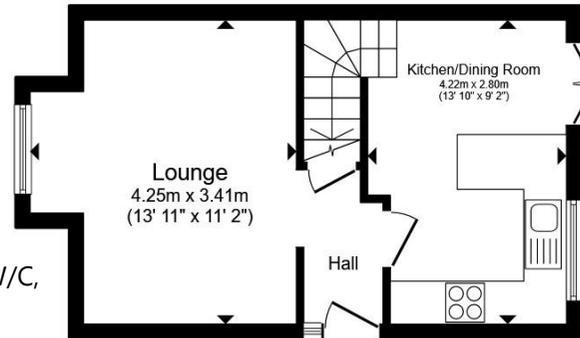
Double glazed window to rear, carpet, radiator.

### Bathroom

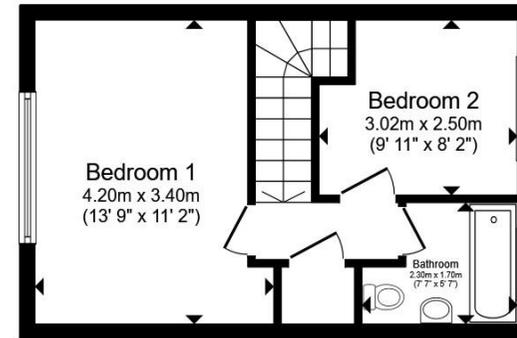
Double glazed window, laminate flooring, bath, W/C, wash hand basin, heated towel rail.

### Loft

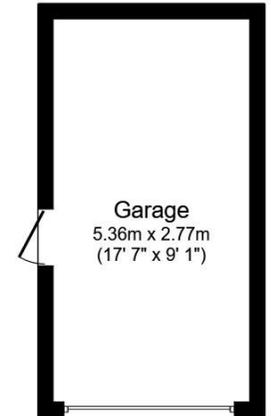
Boarded, lights.



Ground Floor



First Floor



Garage

Total floor area 73.9 m<sup>2</sup> (796 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)



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## Brookfield, Welwyn Garden City

- Semi Detached House
- Two Bedrooms
- Driveway & Garage
- EV Charger
- Close to Local Shops and Amenities

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



offers in excess of

**£400,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109635 - 0003

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