



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Brocket Road, Welwyn Garden City, AL8 7TU
Guide Price £675,000

A superb four-bedroom detached family home, extensively extended and remodelled to create generous, contemporary living space, with corner plot gardens, a detached garage and separate home office.

Situated near the sought-after village of Lemsford, just outside Welwyn Garden City, the property is ideally placed for local amenities and convenient access to the A1(M). Offered with no onward chain.

Occupying a generous corner plot, this impressive, detached home has been thoughtfully reconfigured to provide versatile accommodation arranged over two floors. Bright, modern interiors combine with excellent living space to create a home particularly well suited to family life.

At the heart of the property is the superb open-plan living space, with a generous sitting area flowing into the contemporary kitchen/dining area. The kitchen features sleek cabinetry, integrated appliances and a substantial central island with seating, while glazed doors open directly onto the rear garden – ideal for everyday family life and entertaining.

The ground floor also provides two well-proportioned bedrooms, offering flexibility for family, guests or additional working space, together with a modern family bathroom and separate utility room.

Upstairs are two further double bedrooms. The principal bedroom benefits from an en-suite shower room, while both bedrooms offer useful eaves storage.

Outside, the gardens wrap around the property's corner position, with a generous, decked terrace providing an excellent space for outdoor dining and entertaining, alongside areas of lawn.

A further highlight is the detached garage and adjoining home office. The office provides a dedicated space for home working, complemented by a WC and utility area, while the substantial garage offers excellent additional storage.

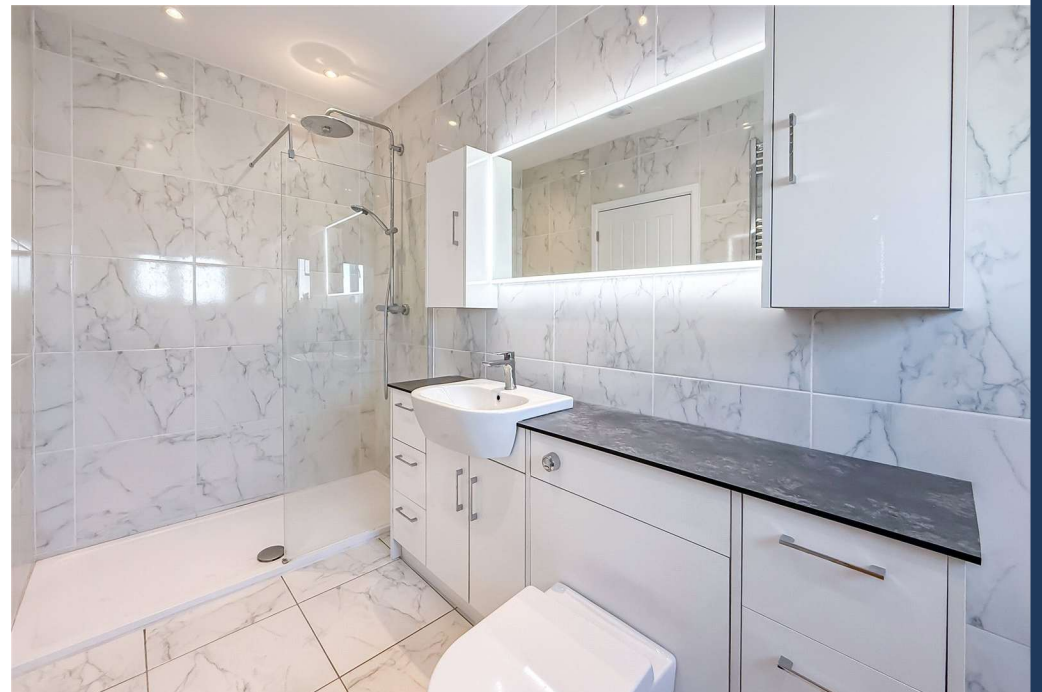
The location is also particularly convenient for motorists, with the A1(M) readily accessible, providing excellent connections to the wider road network.

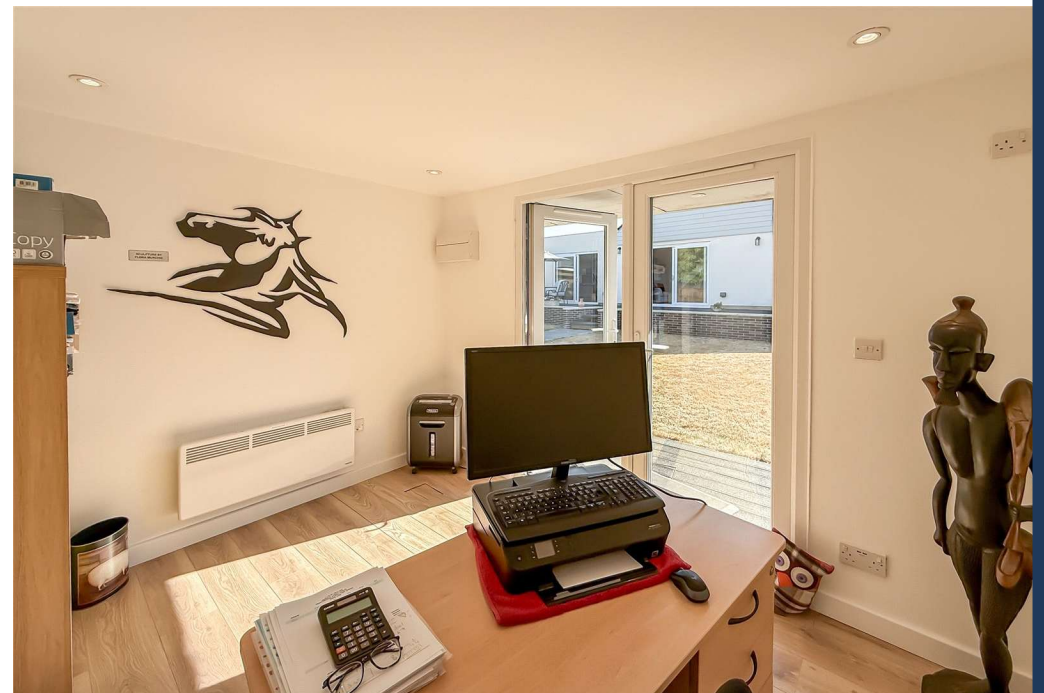
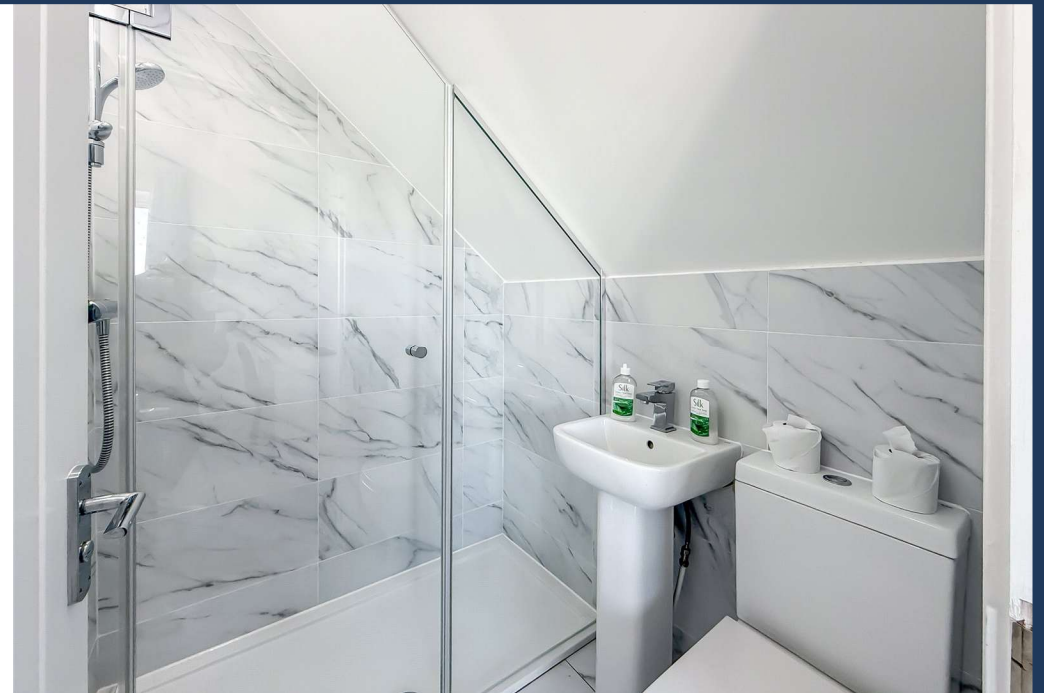
Offered for sale with no onward chain, this is a spacious and highly versatile home in a well-connected village location.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C



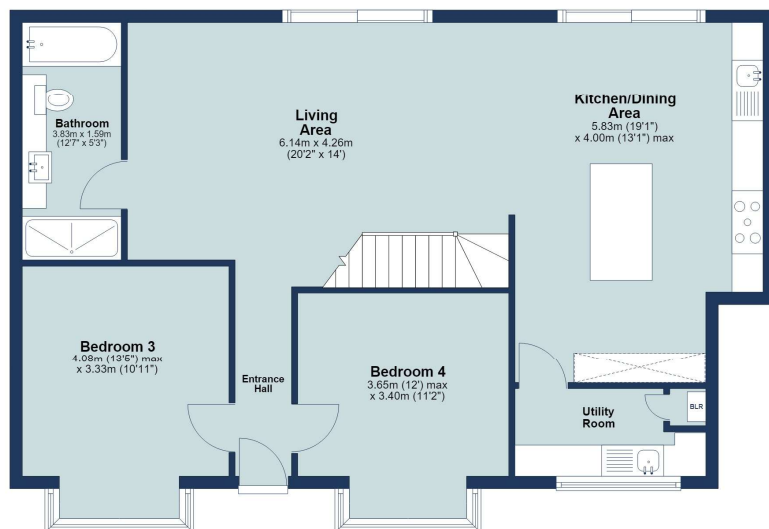
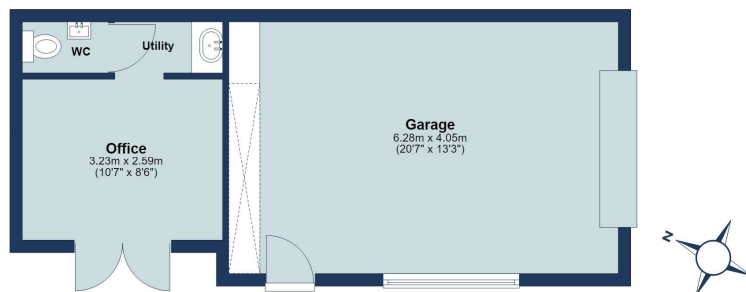






Ground Floor

Approx. 124.5 sq. metres (1339.6 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)
(excluding Eaves, Eaves, Eaves)



Total area: approx. 158.0 sq. metres (1700.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage and office included in total floor area, but not the eaves.
Plan produced using PlanUp.

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