**31 Brockswood Lane, Welwyn Garden City, Hertfordshire, AL8 7BE**

**£750,000**

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# 31 Brockswood Lane, Welwyn Garden City, Hertfordshire, AL8 7BE

Updated and extended by the current owners, this 3 bedroom, 2 bathroom house on Brockswood Lane is ideally positioned on the sought after West Side and is a short walk to the town centre and station. The house benefits from a southwest facing garden with large sun terrace.

**Entrance hall**

**Kitchen 15'0" x 7'11" (4.58m x 2.42m)**

**Orangery 8'8" x 8'4" (2.66m x 2.56m)**

**Living room 17'5" x 13'8" (5.32m x 4.19m)**

**Dining room 11'7" into bay x 10'5" (3.55m into bay x 3.20m)**

**Shower room**

**Landing**

**Bedroom one 17'4" x 11'2" (5.30m x 3.42m)**

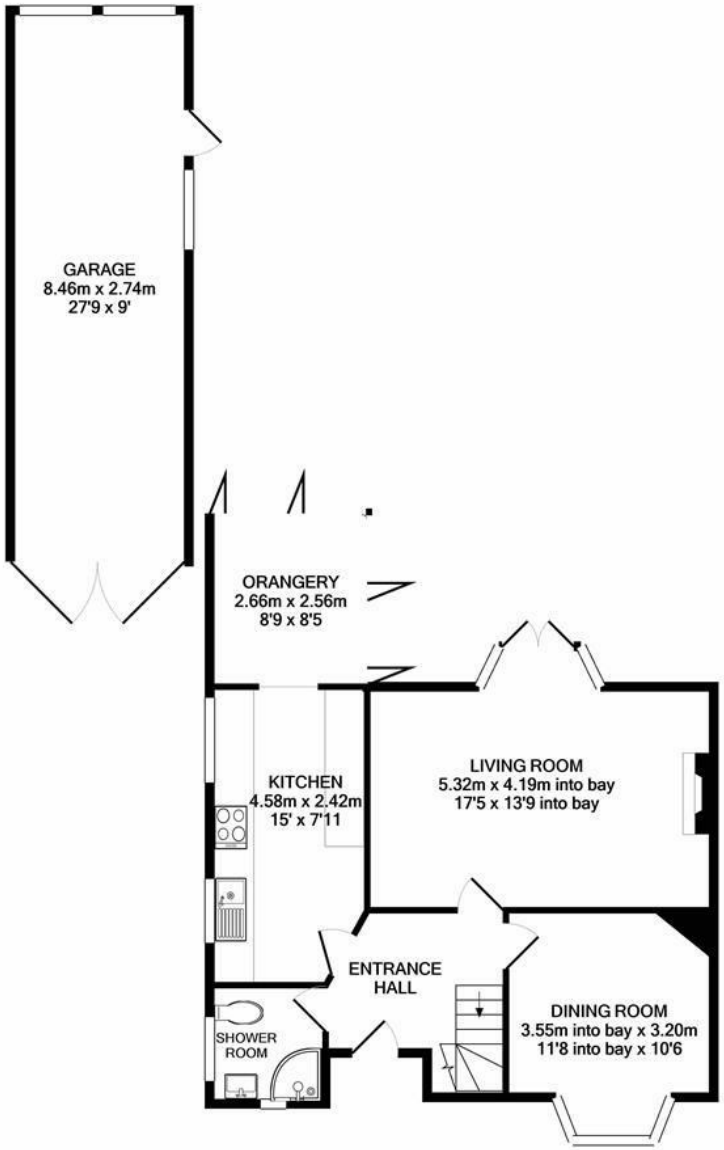
**Bedroom two 10'5" x 9'7" (3.18m x 2.93m)**

**Bedroom 3 11'2" x 8'0" (3.42m x 2.46m)**

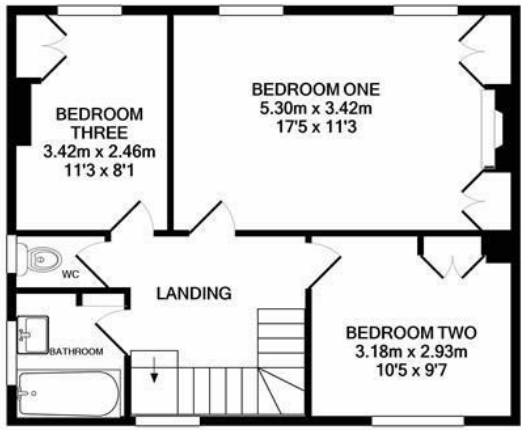
**Garden**

**Garage 27'9" x 8'11" (8.46m x 2.74m)**

**Information**
The property is leasehold with a remaining lease of just over 900 years. (999 years from 1930 approximately)




GROUND FLOOR
APPROX. FLOOR
AREA 79.1 SQ.M.
(852 SQ.FT.)




1ST FLOOR
APPROX. FLOOR
AREA 48.2 SQ.M.
(519 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.4 SQ.M. (1371 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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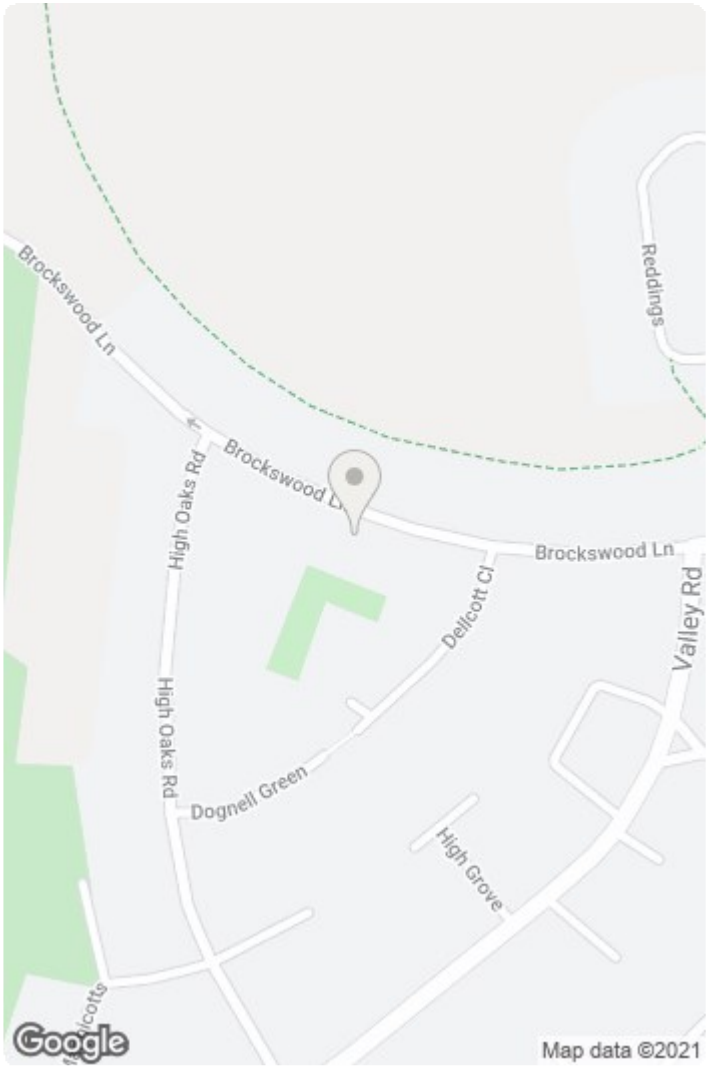


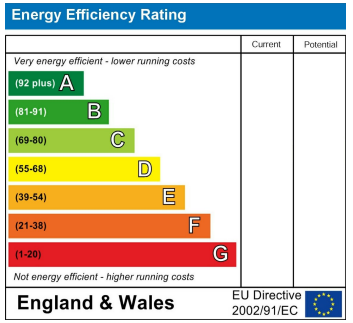


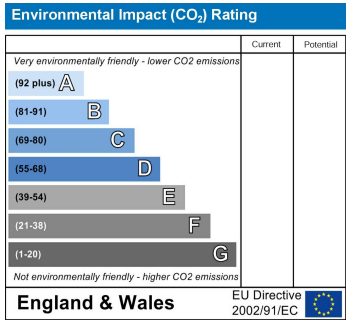

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