



22 Broomfield Road

Welwyn, AL6 9DW

A semi-detached house, which would benefit from some improvements, set within a generously proportioned plot, the rear garden of which extends to approximately 110 feet and has a desirable south easterly aspect.

The house, which is chain free, is located in the much sought after Welwyn Village and just a short stroll from the many High street shops, restaurants, bars, pubs and St Mary's primary school, which has a very good Ofsted rating.

Guide price £465,000

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- A semi-detached house in the highly regarded 'Old Welwyn' village
- Ground floor bathroom with separate WC
- Digswell North mainline station (1.7 miles), Welwyn Garden City shopping centre (2.9 miles)
- Living room and conservatory extension
- Three well proportioned bedrooms
- fitted kitchen with a generous range of storage units
- Extensive rear garden measuring 110 feet deep

GROUND FLOOR

Entrance Hall

Cloakroom WC

Living Room

16'5 x 9'7 (5.00m x 2.92m)

Conservatory

10'10 x 10'7 (3.30m x 3.23m)

Kitchen

10'4 x 9'8 (3.15m x 2.95m)

Bathroom

FIRST FLOOR

Landing

Bedroom One

17'1 x 9'10 (5.21m x 3.00m)

Bedroom Two

13'10 x 8'7 (4.22m x 2.62m)

Bedroom Three

10'2 x 8' (3.10m x 2.44m)

EXTERNALLY

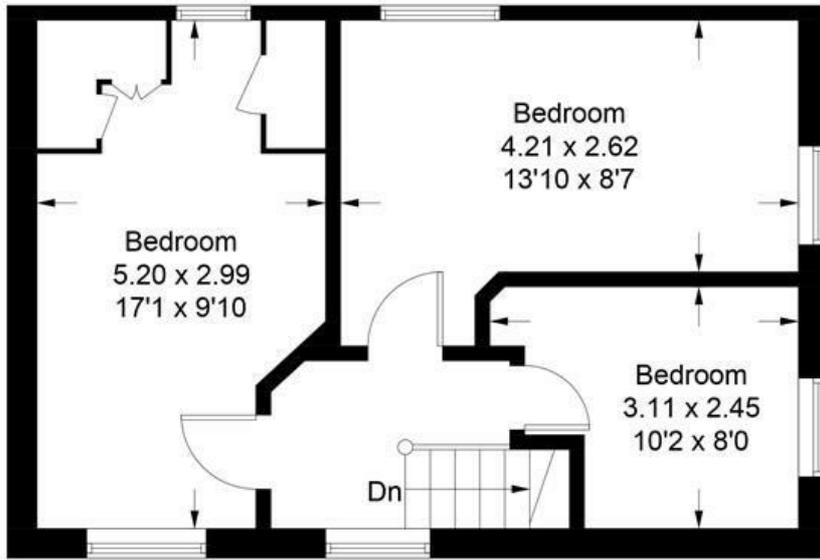


[Directions](#)

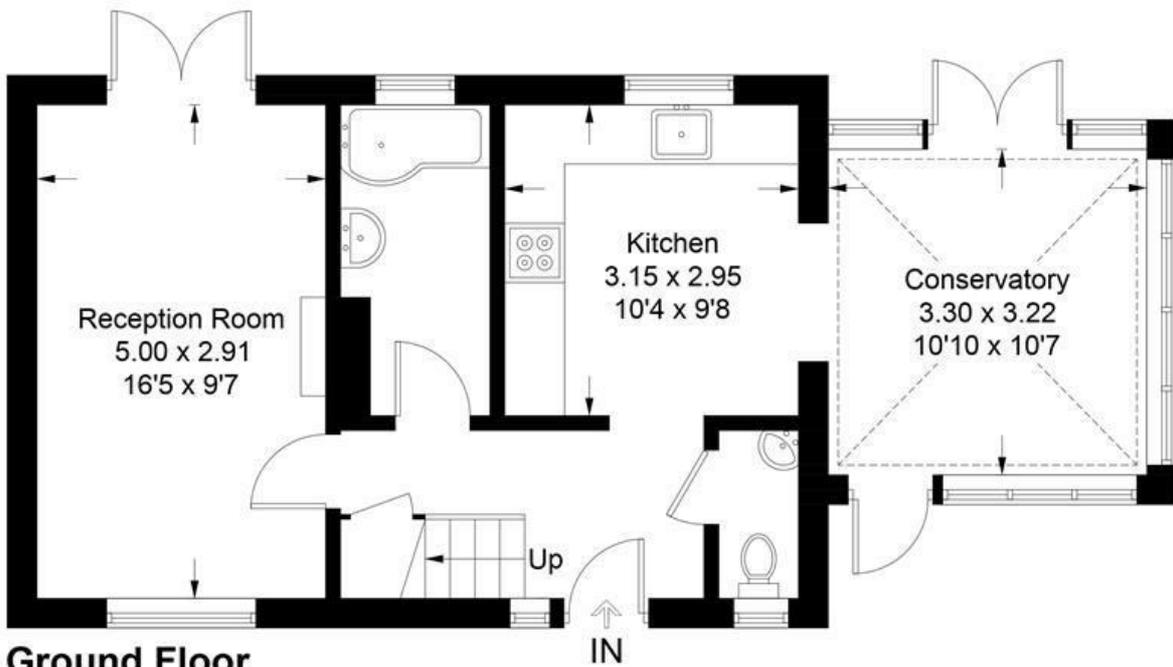


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Approximate Gross Internal Area = 89.9 sq m / 968 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1213538)

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