



P U T T E R I L L S

— est. 1992 —



Brooksfield, Welwyn Garden City, AL7 2AN
Guide Price £450,000

PROPERTY SUMMARY

Presented to the market chain-free, this three-bedroom house is situated in the highly desirable Panshanger area of Welwyn Garden City. This property offers a superb opportunity for buyers seeking to create their ideal home, as it is in need of modernisation throughout.

The first floor hosts three well-proportioned bedrooms, offering comfortable accommodation for families or professionals. A single bathroom serves these bedrooms, and like the rest of the property, it awaits a contemporary refresh.

This property represents an outstanding opportunity to acquire a family home in a prime location, with the potential to significantly enhance its value through a programme of modernisation. The guide price of £450,000 reflects the scope for improvement and the desirable location.

3



1



2











Approximate Gross Internal Area
 Ground Floor = 59.8 sq m / 644 sq ft
 First Floor = 45.8 sq m / 493 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 121.4 sq m / 1,307 sq ft
 (Excluding External Stores)

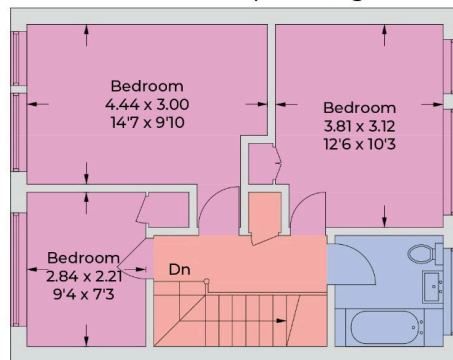


LOCAL AUTHORITY
 Welwyn Hatfield

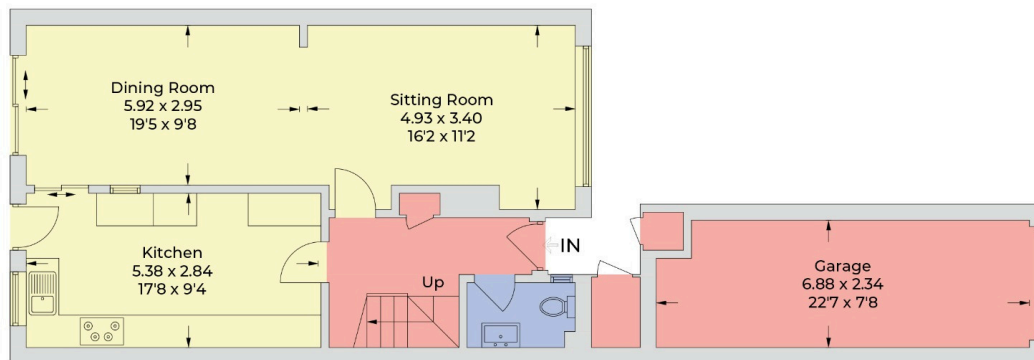
TENURE Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only



First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

34 Wigmores North
 Welwyn Garden
 City
 Hertfordshire
 AL8 6PH

CONTACT DETAILS

01707 393333
lwgc@putterills.co.uk
www.putterills.co.uk

