

**63 Brookfield**  
**Welwyn Garden City, Hertfordshire AL7 2AS**  
**£1,995**







## 63 Brookfield Welwyn Garden City, Hertfordshire AL7 2AS

Move right into this lovely four bedroom property in the heart of Welwyn Garden City, a stone's throw away from local primary schools and in close proximity to Digswell and Welwyn Garden City railway stations with direct links to London St Pancras International station as well as a short distance away from the New Queen Elizabeth 2 hospital.

The downstairs includes a very spacious living room and open dining area, a decent sized modern kitchen with integrated appliances, before leading to the very spacious garden, ideal for family gettogethers and outside dining.

There is also a downstairs WC before leading to the double bedroom garage conversion with an ensuite, allowing easy access for people with disability and the elderly.

The upstairs features two double bedrooms, carpeted throughout with integrated storage as well as a single bedroom and family bathroom.

Gardener included with the rent.

Available to move in as soon as possible.

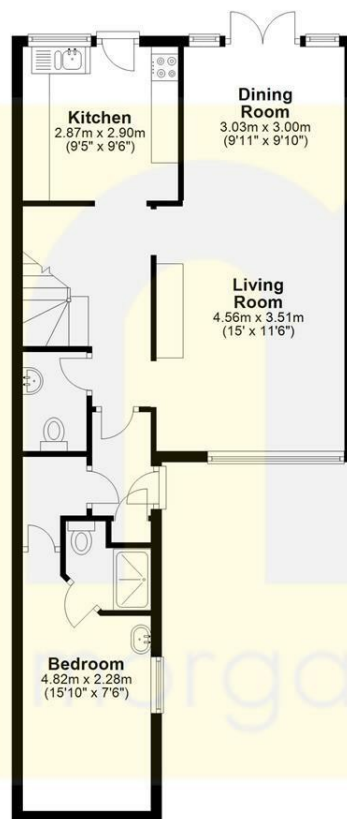




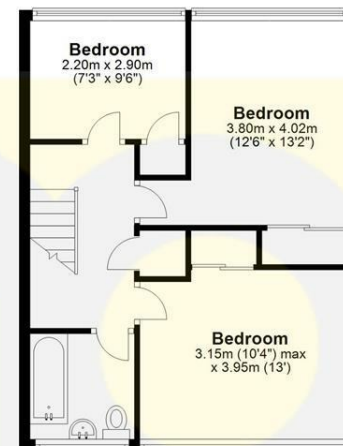




**Ground Floor**  
Approx. 61.7 sq. metres (663.7 sq. feet)



**First Floor**  
Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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