Knightsfield

Welwyn Garden City,
Hertfordshire, AL8 7QL
Guide Price £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

A well presented three bedroom family home on the West Side, with conservatory and off road parking, and close to sought after schools, shops and amenities.

- Extended Terraced House
- Three Bedrooms
- Bay Window to Living Room
- Kitchen/Diner
- Conservatory
- Loft Room/Occasional Room: Ideal as a home office or playroom
- South West Facing Garden
- Driveway Providing Off Road Parking for up to Four Vehicles
- Close to Sought After Schools

Ground Floor

Entrance Hall

Entry via UPVC double glazed front door leading through to the entrance hall. Stairs to first floor. Exposed and treated floorboards. Radiator. Ceiling coving. Doorway leading through to the living room.

Living Room

Replacement UPVC double glazed Georgian style walk-in bay window to the front aspect. Continuation of the original floorboards. TV, telephone and power points. Open fire place. Radiator. Ceiling coving. Open plan to kitchen/diner.

Kitchen/Diner

A fully fitted kitchen with a range of white painted wall and floor cupboards with brushed steel handles and a roll edge work top over, inset with a stainless steel single bowl sink unit with mixer tap over. Stainless steel electric oven and four burner gas hob with stainless steel chimney style extractor hood over. Space and plumbing for freestanding dishwasher and automatic washing machine. Space for tall freestanding fridge/freezer. Ceramic tiling. Tiled flooring. Continuation of the ceiling coving. Door to under stairs larder cupboard which houses the meters within. Replacement UPVC double glazed Georgian style French doors leading out to the conservatory. Replacement UPVC double glazed Georgian style window to the rear aspect.

Conservatory

A timber framed conservatory with French doors opening out to the rear garden. Continuation of the tiled flooring. Power points.

First Floor

Landing

Access to loft. Door to airing cupboard housing the pre-lagged hot water cylinder within and slatted shelving over. Doors to all rooms.

Master Bedroom

Replacement UPVC double glazed Georgian style window to the rear aspect. Radiator. Recess for freestanding wardrobe.

Bedroom Two

Replacement UPVC double glazed Georgian style double glazed window to the front aspect. Radiator.

Bedroom Three

Replacement UPVC double glazed Georgian style window to the rear aspect. Laminate flooring. Radiator. Door to over stairs bulk head storage cupboard. Stairs rising to loft room.

Loft Room

Double glazed Velux window to the rear aspect. Ideal for storage, home office or play room. Fully carpeted. Electric heater.
Agents Note: This room cannot be used as a bedroom as it does not meet building regulations to be used as such.

Family Bathroom

Comprising a three piece suite comprising of a P-shape shower/bath with shower over. Low level dual flush WC. Wall hung wash hand basin. Chrome effect heated towel rail. Ceramic wall and floor tiling. Extractor fan. Sunken ceiling downlighters. Replacement UPVC double glazed Georgian style window with obscure glass to the rear aspect.

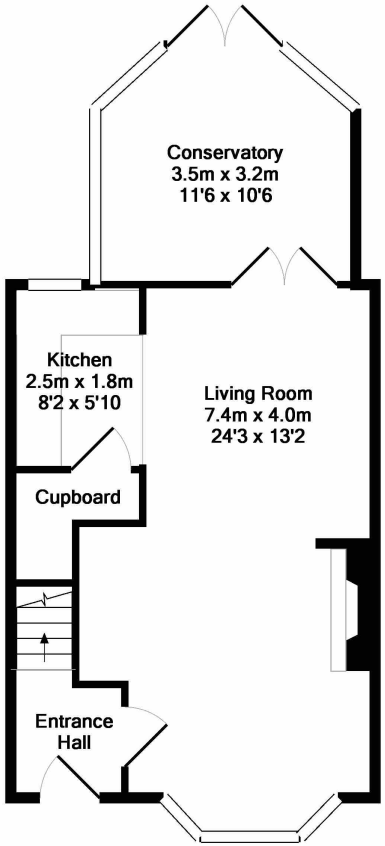
EXTERIOR

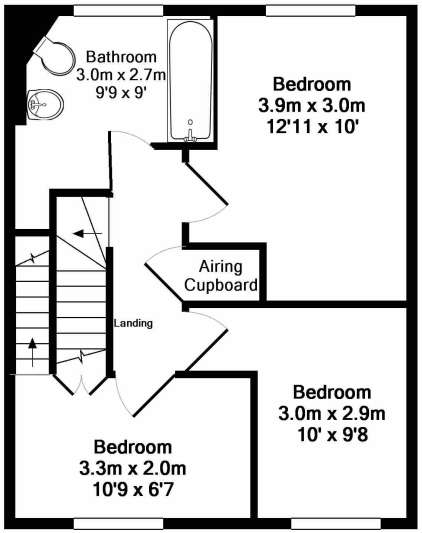
Front Garden

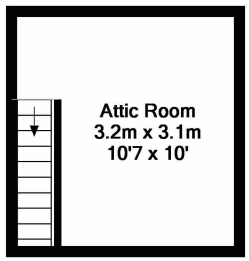
The property benefits from a block paved driveway the full width of the property, providing off road parking for up to four vehicles.

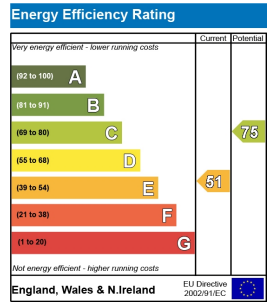
Rear Garden

The property benefits from a South Westerly facing rear garden creating a real sun trap. Patio area providing space for outside dining and entertaining with steps leading up to an artificial lawn area. Further patio area. Substantial timber shed. Timber fence and hedge surround.









Ground floor
Approx. Floor
Area 45.0 Sq.M.
(484 Sq.Ft.)

1st floor
Approx. Floor
Area 36.7 Sq.M.
(395 Sq.Ft.)

2nd floor
Approx. Floor
Area 9.9 Sq.M.
(106 Sq.Ft.)

Total Approx. Floor Area 91.6 Sq.M. (985 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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