

FOR SALE

£440,000 Freehold



23 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7JE

- WEST SIDE AL8
- THREE BEDROOMS
- CONVENIENT LOCATION AND AN EASY COMMUTE
- WALKING DISTANCE TO TOWN AND MAINLINE STATION
- LOVELY GARDEN
- CONSERVATORY
- NEW WINDOWS 2023
- SIDE ACCESS

WRIGHTS

Wrights of W G C
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PROPERTY DESCRIPTION

This freshly decorated three-bedroom family home offers spacious accommodation in the prime location of AL8 WEST SIDE postcode.. The property features a large, sunny, landscaped private garden—perfect for outdoor family activities. A complete turn-key opportunity for families seeking a comfortable home within walking distance to the mainline station. Highlights include a welcoming conservatory and a sizeable outbuilding, ideal for hobbies or additional storage. The home benefits from recent window replacements and stylish plantation blinds throughout, enhancing its appeal. Renowned schools, shopping centres, and Haldens shops are all conveniently nearby, making daily errands and education easily accessible.

Commuters will appreciate the close proximity to the A1M for easy travel. This much-loved family home is a must-view to truly appreciate its charm and potential. Energy Rating is



ROOM DESCRIPTIONS

ACCOMMODATION

GROUND FLOOR

The entrance hall welcomes you into the property, leading seamlessly into a modern, well-appointed kitchen featuring high-gloss, handle less units and integrated appliances. The NEWLY RENOVATED kitchen provides convenient rear access directly to the beautifully landscaped, sunny garden. Adjacent to the kitchen, there is a spacious living room diner decorated with elegant plantation blinds on the windows, creating a cosy yet stylish environment for relaxation and entertaining. From the living area, a set of glass doors opens into a lovely conservatory that offers delightful views of the garden, providing an versatile space for leisure or hosting guests.

The ground floor layout is designed for both comfort and practicality, with a flowing arrangement that maximizes the home's spacious feel.

FIRST FLOOR

Ascending to the first floor, you arrive at a spacious landing that provides access to three good-sized bedrooms, a family bathroom, and a separate toilet. Two of the bedrooms are capable of comfortably housing double beds and are beautifully finished with plantation shutters. The main bedroom features elegant built-in mirrored wardrobes, offering ample storage and a touch of sophistication. The family bathroom is conveniently equipped with a modern two-piece suite—including a bathtub with a shower over it—and features a chrome bath radiator. Large windows allow plenty of natural light to fill the space, creating a bright and airy atmosphere. Additional touches such as vanity mirrors with integrated lights enhance the bathroom's functionality and style.

A separate toilet completes the first floor, providing extra convenience for family and guests. Overall, the layout is designed for comfort, practicality, and style, making this an ideal family living space.

OUTSIDE

The rear garden offers a tranquil and spacious outdoor retreat, ideal for reflection and enjoying nature. Tastefully decorated, the garden features a paved patio area perfect for family gatherings and summer barbecues.

With side access to the property, it provides additional convenience for outdoor activities and gardening. The thoughtfully designed space creates a peaceful environment to relax and unwind, making it an inviting extension of the home.

PARKING ARRANGEMENTS

There is plenty of off street residents parking just outside the property and along the main roadside.

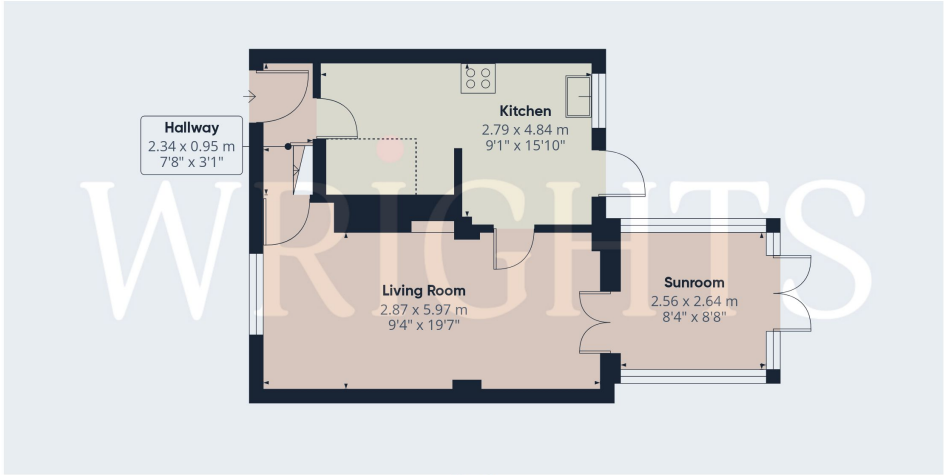
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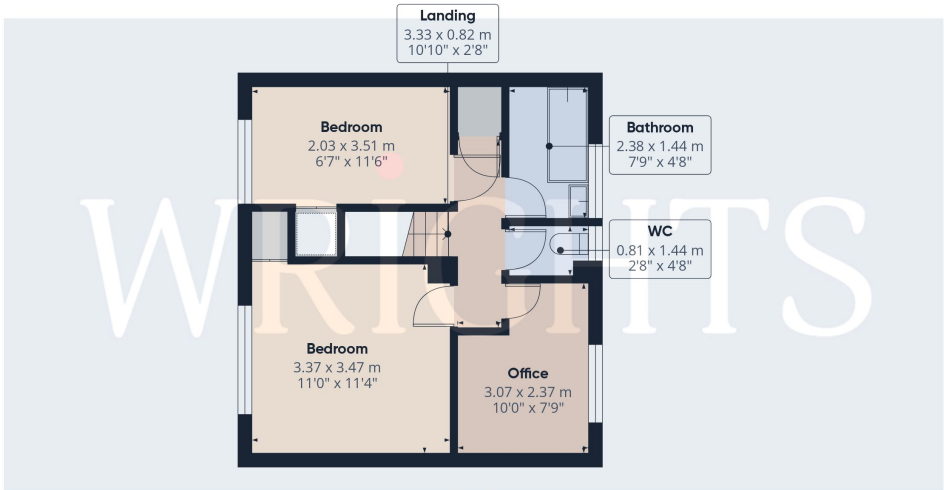
ABOUT THE WEST SIDE

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.





Floor 0



Floor 1

WRIGHTS

Approximate total area^m

73.7 m²
794 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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