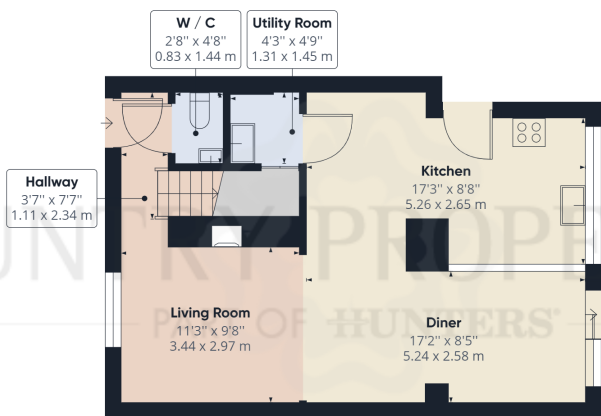




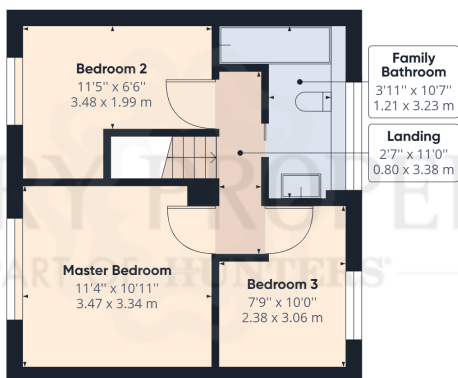
COUNTRY PROPERTIES

PART OF HUNTERS

52, Knightsfield
WELWYN GARDEN CITY,
Hertfordshire, AL8 7HA
Offers In Excess of £450,000



Ground Floor Building 1



Floor 1 Building 1

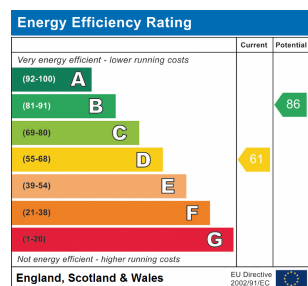
COUNTRY PROPERTIES
PART OF HUNTERS

Approximate total area⁽¹⁾
891.04 ft²
82.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

VIEWINGS SATURDAY 6TH AUGUST PM, APPOINTMENT ONLY. CLOSE TO EVERYTHING..... An extended and well presented three bedroom home located within easy access to the Town and Train Station and benefitting from open plan living. Downstairs cloakroom, utility room, sizeable rear garden and a driveway for two cars makes this one not to be missed.

- Ground Floor Extension.
- Refitted kitchen.
- Refitted bathroom.
- Delightful Rear Garden.
- Off road parking for 2 vehicles.
- Cloakroom
- Utility Room
- Three bedrooms

Ground Floor

Entrance Hall

Double glazed front door opening into the Entrance Hall. Stairs to the first floor. Radiator. Wood effect flooring. Door into cloakroom. Opening into Living Room.

Cloakroom

Low level WC. Corner wash hand basin. Wood effect flooring. Spotlights.

Living Room

Double glazed Georgian style window to the front. Wood effect flooring. Feature fire place with woodburner. Radiator. TV point. Opening through open plan kitchen/dining area.

Dining Area

Double glazed patio doors opening out to the Rear Garden. Wood effect flooring. Radiator.

Kitchen Area

Double glazed window overlooking the rear garden and obscure glass double glazed door to the side. Fitted kitchen with a range of floor and wall cupboards with complimentary solid wood work surfaces over. Double butler sink unit with and mixer tap over. Space for Rangemaster cooking unit with Rangemaster extractor hood over. Integrated dishwasher and microwave. Space for American style fridge-freezer. Radiator. Spotlights. Wood effect flooring. Door into Utility Room.

Utility Room

Stainless steel circular sink and mixer tap over. Hardwood worktop with cupboard under. Plumbing for washing machine. Space for tumble dryer. Wood effect flooring. Access to under stairs storage cupboard. Spotlights. Extractor fan.



First Floor

Landing

Access to part boarded loft via an integral ladder which also has light and houses the combi boiler. Doors to bedroom and bathroom.

Master Bedroom

Double glazed window over looking the front. Radiator. Range of full length fitted wardrobes

Bedroom Two

Double glazed window overlooking the front. Radiator. Range of fitted wardrobes.

Bedroom Three

Double glazed window overlooking the rear garden. Radiator.

Bathroom

A refitted suite comprising of a tiled paneled bath with shower unit over and separate shower attachment. Vanity wash hand unit, with cupboard under and mirrored cupboards above. Low level WC. Obscured double glazed window to rear aspect. Part tiled walls. Extractor fan. Spotlights. Tiled flooring. Large full length heated towel rail.

Outside

Rear Garden

Bloc paved patio area with bloc paved pathway leading to the rear of the garden and larger bloc paved patio area which is ideal for outside dining and entertaining. Mainly laid to lawn with well stocked flower and shrub borders. One small timber shed with larger timber shed behind. Timber wood store. Outside tap and power point Gated side access to the front of the property.

Front Garden

Fully block paved providing off road parking for two cars. Gated side access to the rear of the property. Wall based electric car charging point.

