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345, Knightsfield
Welwyn Garden City,
Hertfordshire, AL8 7NB
Guide Price £550,000

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Ground Floor



Floor 1

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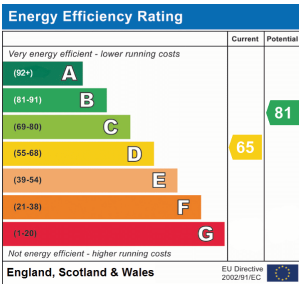
Approximate total area⁽¹⁾
124.72 m²
1342.48 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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

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So much more than meets the eye. This extended 3 bedroom end terraced home on the sought after North West side of town offers good sized flexible accommodation, benefitting from an extension that is close to 300sq ft, originally designed as an art studio and galary, but ideal for a family room or even as a ground floor bedroom.

- CHAIN FREE!!
- 3 BED EXTENDED END OF TERRACE HOME
- GARAGE AND DRIVE
- CLOAKROOM
- 3 GOOD SIZE RECEPTION ROOMS
- LOCATED CLOSE TO MONKS WALK SCHOOL

Ground Floor

Entrance Hall

Double glazed composite door leading through into the entrance hall, with door to living room, radiator, multi-pane glazed door leading through to kitchen, door to cloakroom, under stair storage cupboard, the hallway is carpeted but beneath the carpet is an original blockwood herringbone parquet flooring.

Cloakroom

Low level dual flush WC, wall mounted wash hand basin with Chrome effect taps over, upvc double glazed window to side passage, ceramic tiling to splashback behind wash hand basin.

Living Room

Aluminium double glazed window to front, radiator, television point, arched walkway through to dining room, carpet with original herringbone block wood parquet flooring beneath.

Dining Room

Radiator, sliding uPVC double glazed patio doors to rear garden, carpet with original herringbone block wood parquet flooring beneath the original area of the property, doorway leading through to studio/ family room.

Studio / Family Room

Engineer Oakwood flooring, a triple aspect room with uPVC double glaze windows to side and rear further higher level uPVC double glazed window to rear and a double glazed domed skylight above double glazed high-level windows to front, two radiators and multi spot ceiling lighting, this room was purpose built as an art studio and gallery but makes a lovely family room.



Kitchen

Laminate roll edge worktop with cupboards above and below, stainless steel single bowl sink unit with mixer tap over, integrated oven, grill and four burner gas hob above with extractor over, space and plumbing for automatic washing machine, radiator, replacement upvc double glazed, window to rear and replacement upvc double glazed door to rear, integrated fridge, multi-pane glazed door leading through to dining room.

First Floor

Landing

Loft access, doors to rooms, airing cupboard with pre-lag hot water tank and slatted shelving over.

Bedroom 1

A dual aspect room with aluminium double glazed window to front and uPVC double glaze porthole style window to side, radiator, built-in wardrobe with sliding doors and shelf and hanging space within.

Bedroom 2

Replacement UPVC double glazed window to rear, radiator, built-in wardrobe with shelf and hanging space within.

Bedroom 3

Replacement aluminium double glazed window to front, built-in cupboard with shelf and hanging space within, radiator.

Bathroom

A refitted bathroom suite with a low level dual flush concealed system WC, wash hand basin insert within vanity unit with cupboard below, step in shower cubicle with concertina door, thermostatically controlled shower over, wall mounted towel rail, ceramic wall tiling, double glazed upvc window to rear with obscured glass.

Outside

Front Garden

The front garden is graveled with a privet hedge surround, various flowers and shrubs to borders, path to the front door, and leading to the side passage giving gated access to the rear garden.

Rear Garden

Accessed from the house and a side passage to the front of the property, the garden has an extensive patio area with access to two out buildings with light and power within, a step leads up to the lawned area with various flowers, shrubs and trees to borders and flower beds, hedge surround with gate leading out to wooded area to rear.

Garage and drive

Immediately to the side of the property, there is a single garage with up and over door, light and power within and a drive way to the front allowing off road parking for one car.

