

389, Knightsfield  
Welwyn Garden City,  
Hertfordshire, AL8 7NB  
Guide Price £700,000

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Viewing by appointment only

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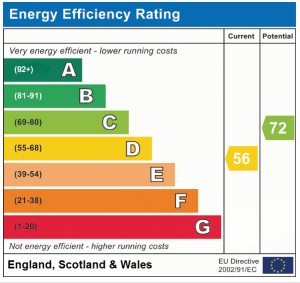
This four-bedroom detached home offers generous living space, featuring original parquet flooring, a spacious lounge, and a separate dining room. The property has already been extended and offers further potential for expansion (STP). Additional benefits include a downstairs shower room, a double garage with parking for two cars, and a prime location close to highly sought-after schools. In need of full modernization throughout, it presents an excellent opportunity for buyers looking to create their ideal family home. Offered with no onward chain, making for a smooth and straightforward purchase.

- 4 BED DETACHED HOUSE
- PARQUE FLOORING
- LARGE LIVING ROOM WITH SEPERATE DINING ROOM
- CLOSE TO SORT AFTER SCHOOLS
- IN NEED OF FULL MODERNISATION

- NO ONWARD CHAIN!!!
- EXTENDED
- POTENTIAL TO EXTEND (STP)
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GARAGE WITH DRIVEWAY FOR TWO CARS



# Floor Plans



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.





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## Ground Floor

### Hallway

Continuation of parquet flooring from the lounge. Doors provide access to the kitchen, lounge, downstairs shower room and rear garden. Features

Dining Room  
Continuation of parquet flooring from the lounge, with a double-glazed bay window to the front and a wall-mounted radiator. Internet and telephone point

### Downstairs Shower-room

A three-piece suite comprising a low-level WC, sink basin with stainless-steel mixer tap, and a walk-in shower with a wall-mounted electric shower. Includes a double-glazed obscured side window, extractor fan and a wall-mounted radiator.

### Extension

A bright, carpeted room with double-glazed windows on all sides and double sliding doors opening to the rear garden. Includes a wall-mounted radiator and door connecting to the kitchen.

### Lounge

Fitted kitchen with a range of white-fronted floor and wall-mounted units. Appliances include a Bosch washing machine, slim-line dishwasher, integrated double ZANUSSI oven and a Caple electric hob with extractor fan above. Features a stainless-steel sink with chrome mixer tap, tiled splashback, space for a tall fridge freezer, and a double-glazed window overlooking the rear garden. Parquet flooring throughout, large double-glazed UPVC window overlooking the front, decorative fireplace, and two wall-mounted radiators. Includes a telephone point.



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First Floor

Landing

Continuation of carpet from the staircase opens to a wide landing with access to all first-floor rooms. Includes a cupboard housing the hot water tank, access to the loft via pull-down ladder with lighting, and a double-glazed window overlooking the garden.

Master Bedroom

A spacious, carpeted double bedroom with large double-glazed UPVC front-facing windows, built-in wardrobe and wall-mounted radiator.

Bedroom Two

Carpeted double bedroom with dual-aspect double-glazed UPVC windows to the front and side. Includes a built-in wardrobe and wall-mounted radiator.

Bedroom Three

Carpeted double bedroom with double-glazed UPVC front-facing windows and a wall-mounted radiator.

Bedroom Four

Carpeted bedroom with a double-glazed UPVC rear window, built-in wardrobe and wall-mounted radiator.



Bathroom

Two-piece suite featuring a sink basin with stainless-steel taps, and a bathtub with stainless-steel mixer tap and shower head attachment. Includes a radiator, heated towel rail and double-glazed obscured rear windows.

Upstairs W/C

Separate low-level WC with a double-glazed obscured side window.

External

Boiler Cupboard

Outdoor cupboard housing a Vaillant boiler, with power and lighting.

Double Garage

Parking for two vehicles in front of the garage. The double garage features power, lighting, and electric doors. No internal access to the house.

Rear Garden

Door from hallway leads out to a mainly laid-to-lawn garden with a variety of shrubs and trees surrounding the fences and a paved area outside, sliding doors from extension. To the side is a paved area used for bin storage with gated side access to the front.

Front Garden

Mainly laid to lawn with a variety of shrubs and trees surrounding the property.

Buyers information

In accordance with UK Anti-Money Laundering (AML) regulations, we are required to verify the identity of all prospective buyers once an offer has been accepted. This process is completed through a trusted third-party identity verification system, for which there is a nominal fee of £35 + VAT per person.

