



56 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7HA

- CHAIN FREE
- THREE BEDROOMS
- LANDSCAPED GARDEN WITH TWO PATIO AREAS AND LARGE OUTBUILDING
- CONSERVATORY
- FRESHLY PAINTED
- LARGE DRIVEWAY
- CONVENIENT LOCATION AND AN EASY COMMUTE
- WALKING DISTANCE TO TOWN AND MAINLINE STATION



PROPERTY DESCRIPTION

****CHAIN FREE**** A freshly decorated three bedroom family home on the highly sought after AL8 WEST SIDE postcode. Offering spacious accommodation, a **LARGE SUNNY LANDSCAPED GARDEN** and **DRIVEWAY**. A turn key opportunity for a family wishing to purchase a home **WITHIN WALKING DISTANCE TO THE MAINLINE STATION**. There is an addition of a Conservatory and large outbuilding to enjoy. Plenty of potential to extend the home as neighboring properties have achieved (subject to the usual planning consents). Renowned schools, shoplands and Haldens shops are all within walking distance. Easy commute, the A1M is close by. A swift purchase is available due to the chain free status. Energy rating E.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

LIVING ROOM

Dual aspect with large picture window to the front elevation and French doors leading into the conservatory.

CONSERVATORY

Freshly carpeted, windows to a dual aspect and French Doors leading out to the patio.

KITCHEN

A large range of shaker style wall and base units. Oven with hob and extractor to remain, space and plumbing for washing machine. Large under stairs cupboard, breakfast bar area, pedestrian door and window to the rear garden.

FIRST FLOOR

LANDING

Loft access and large airing cupboard.

BEDROOM ONE

Window to the front elevation, alcove storage cupboard.

BEDROOM TWO

Window to the rear elevation.

BEDROOM THREE

Window to the front elevation, alcove cupboard over the staircase.

BATHROOM

Panel bath with shower over, wash hand basin. For comfort there is a towel rail and for ventilation there is a window. Tiled walls.

SEPARATE W/C

Could be incorporated into the main bathroom.

OUTSIDE

REAR GARDEN

natural stone patio to the immediate rear, gated side access providing pedestrian access to the front (shared with next door). Large lawn area to the middle section with mature borders. Large detached timber shed with power and light. There is a further natural stone patio to the front of the building.

DRIVEWAY

Block paved driveway providing comfortable off street parking for two cars. The street offers unrestricted parking.

COUNCIL TAX BAND D

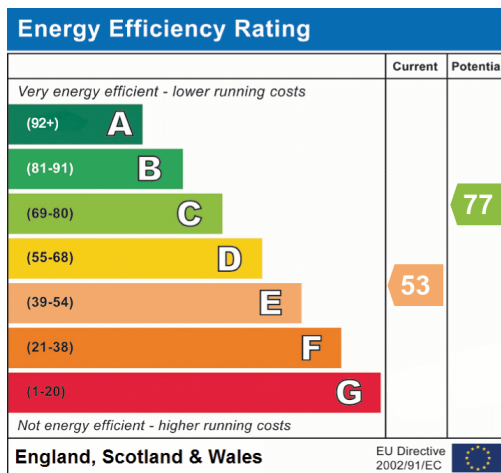
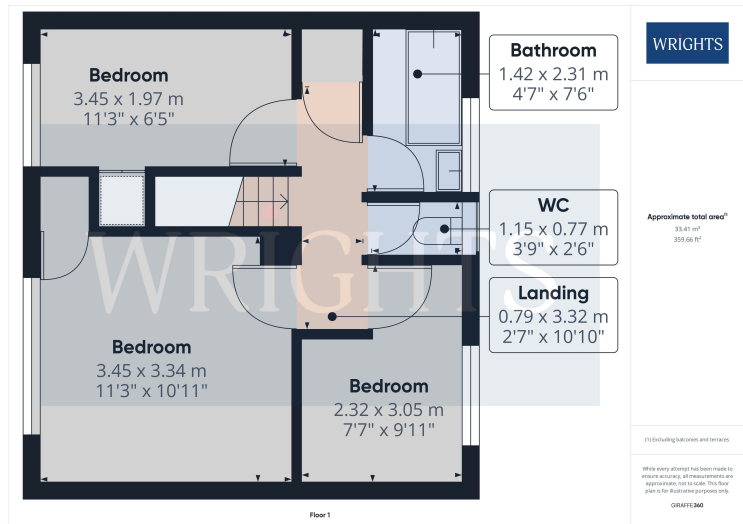
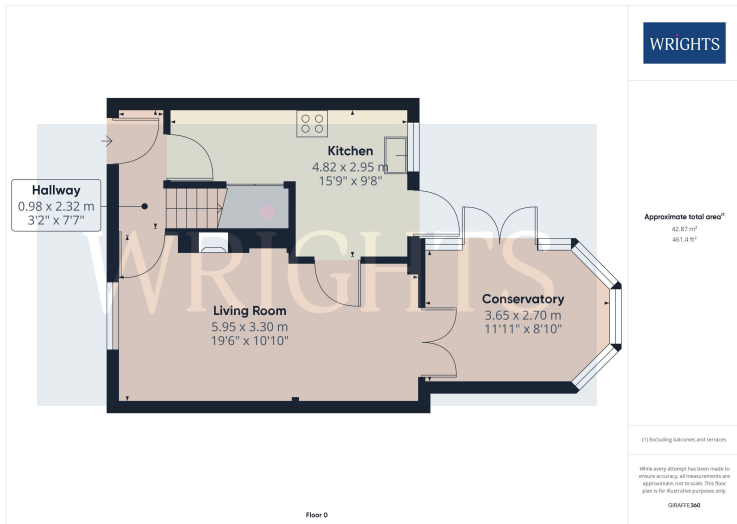
£2,085.31

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.



FLOORPLAN & EPC



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