



165, Knella Road

Welwyn Garden City,
Hertfordshire, AL7 3NT
Guide Price £375,000

country
properties

SO MUCH POTENTIAL... this chain free 3 bedroom Semi - Detached home has so much potential with a good sized rear garden, garage with inspection pit, and other outbuildings and room to extend (subject to planning)

- Some modernisation required
- Garage with inspection pit
- Easy access to the town centre and train station
- Chain Free
- 3 Bedroom Semi Detached Home.
- Good size rear garden

Ground Floor

Entrance Hall

Recently replaced UPVC double glazed door leading into entrance hall with under stairs storage cupboard, radiator, UPVC double glazed window to front, stairs to first floor, doors to living room and shower room.

Shower Room

Replacement UPVC double glazed windows to side and rear, low level WC, pedestal wash hand basin, step in shower with sliding glass screen, ceramic wall tiling and electric shower within, radiator.

Living Room

Replacement UPVC double glazed window to front, radiator, gas flame effect fire inset within a timber surround, door to kitchen.

Kitchen

Replacement UPVC double glazed window to rear, replacement UPVC double glazed door to rear, roll edge worktop with cupboards above and below, space and plumbing for automatic washing machine, tumble dryer, under worktop fridge/ freezer and freestanding cooker, stainless steel single bowl sink unit, radiator.

First Floor

Landing

Replacements UPVC double glazed window to side, doors to bedrooms, loft hatch with loft ladder and lighting.



Bedroom One

Replacement UPVC double glazed window to front, range of built in wardrobes with shelf and hanging space within, over stairs storage cupboard, radiator.

Bedroom Two

Replacement UPVC double glazed window to rear, radiator, built in cupboard.

Bedroom Three

Replacement UPVC double glazed window to rear, radiator.

Outside

Front Garden

Mainly laid to lawn with a hedge surround and a driveway providing access to the garage, off road parking for at least one vehicle and parking for another vehicle in the garage.

Rear Garden

Mainly laid to lawn with various flowers and shrubs to borders and a timber fence surround, ramp leading from the back door down to the lawn with a gated side access, two timber sheds, one with light and power within.

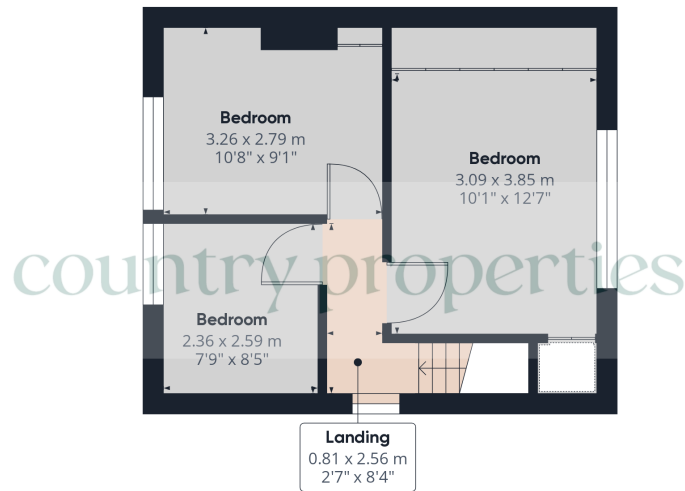
Garage

A timber garage with doors leading to the front and a further side door, light and power within, two sets of windows to side. In the floor of the garage there is an inspection pit.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
65.6 m²
706.08 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.

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

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: [01707 339146](tel:01707339146) | E: welwngc@country-properties.co.uk

www.country-properties.co.uk