



WRIGHTS

# 178 Knella Road, Welwyn Garden City, Hertfordshire, AL7 3NN

- Chain Free
- Semi Detached House
- Refurbished Bathroom
- Large Double Bedroom
- Newly Fitted Boiler
- Ample parking
- New Fencing
- Close to Local Amenities & Schools
- One Mile to Mainline Train Station
- Extension Potential (STPP)



## PROPERTY DESCRIPTION

---

Situated just one mile from the mainline train station and conveniently close to well-regarded local schools and everyday amenities, this much-loved home has been in the same family for nearly six decades. Now offered to the market for the first time in many years, it presents an exciting opportunity for new owners to modernise and create a home tailored to their own style. The ground floor comprises a kitchen with side access, a spacious lounge/diner, and a recently refurbished bathroom featuring a walk-in shower, basin and WC. Upstairs, there are three bedrooms: a single bedroom, a dual-aspect double, and a generous master bedroom with built-in storage. A newly fitted boiler further enhances the home's potential. Externally, the rear garden includes a patio area, new fencing, and a lawned section, offering a private space to relax or landscape to taste. To the front, the property provides off-street parking for two to three vehicles. In need of modernisation, this property represents a fantastic chance to create a contemporary family home in a popular and well-connected location.



## ROOM DESCRIPTIONS

---

### Welcome To Knella

Coming to the market for the first time in six decades, this semi detached family home is ideal for those wanting to be close to schools and just a mile from the town centre and mainline train station.

The entrance hall offers access to a recently refurbished bathroom with a walk in shower, basin and w/c. The generous lounge diner offers views of the rear garden and links through to the kitchen, which benefits from an integrated oven and hob. There are additional storage cupboards and a door to the side and rear of the property for added convenience. Ascending the stairs you'll find a spacious master bedroom with some built in storage, a single bedroom and a dual aspect double bedroom.

The property also had a new boiler fitted this year.

### External

To the rear of the property is a full width patio area - ideal for relaxing or entertaining, lawned area, shed and additional hard standing. The fencing has also been recently replaced. There is ample room at the side leading to the off street parking and front lawned garden.

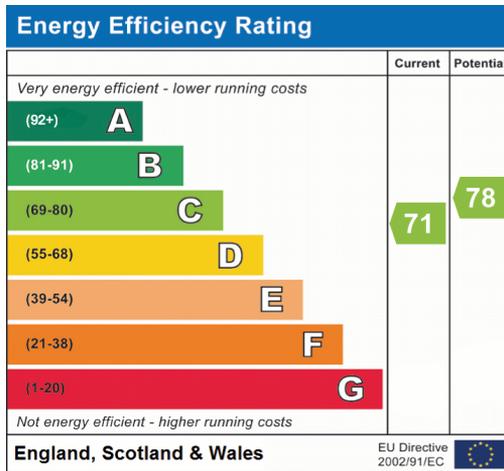
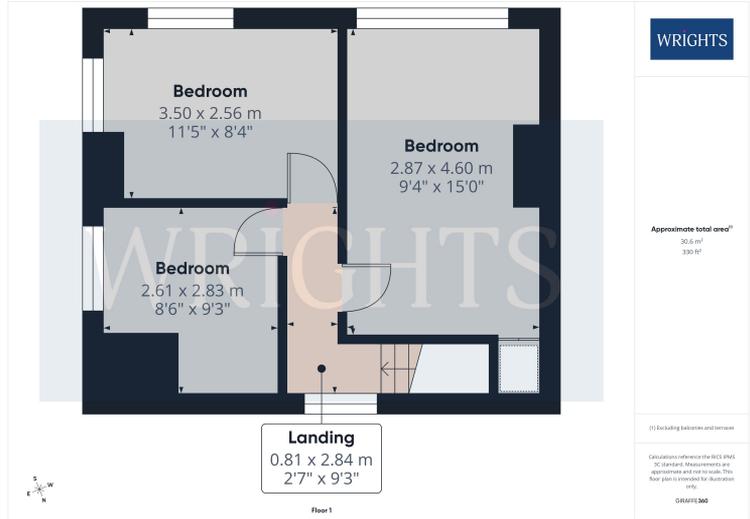
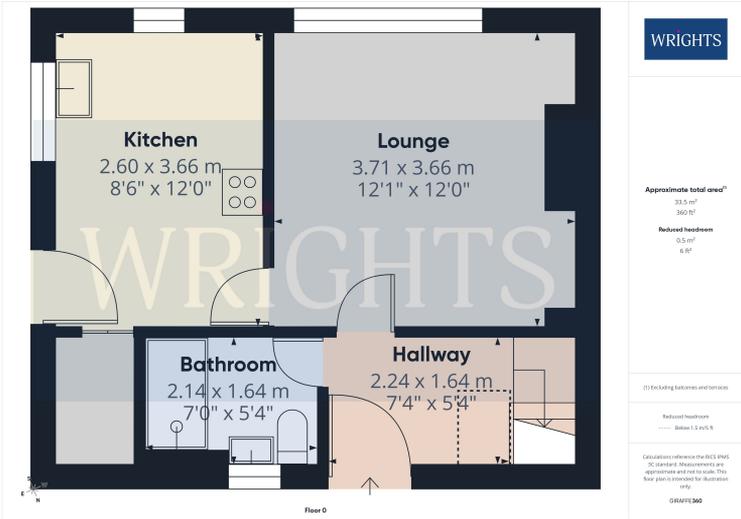
### Local Area

Situated within walking distance to local amenities, schools - infant, junior and secondary, with local transport links into the town centre offering shopping experiences at Waitrose, John Lewis and other retail establishment, relaxing coffees and treats at Gails or evening bites at a range of restaurants such as Megans, Postino's and Giggling Squid.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





Welwyn Garden City  
36, Stonehills, Welwyn Garden City, AL8 6PD  
01707 332211  
wgc@wrightsof.com