



# 401, Knightsfield

Welwyn Garden City,  
Hertfordshire, AL8 7LY

**Offers in Excess of £750,000**

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Located on the North Western outskirts of the town this 4 bedroom detached home benefits from good sized family accommodation in a location close to sought after schools, shops and Welwyn North station. The grounds and garden offer room to extend further or you can just enjoy the fruit trees and bushes that fill the garden

- Sought after West Side location
- Double length Garage
- Many original features
- 4 bedrooms
- Delightful gardens with various fruit trees and bushes
- Chain Free



## Ground Floor

### Entrance Porch

Covered entrance porch with seating area overlooking the front garden and composite door leading through into entrance hall.

### Entrance Hall

Original block wood herring bone parquet flooring. Large replacement UPVC double glazed picture window overlooking front garden. Doorway through to ground floor shower room. Storage cupboard with shelf and hanging space within. Doors to living room, dining room and kitchen.

### Shower Room

Parquet effect vinyl flooring. A refitted shower suite with walk-in double shower cubicle with Triton electric shower over, and extractor fan within. Sunken ceiling downlighters. Low level dual flush concealed cistern WC. Wash hand basin with mixer tap over and vanity cupboards below. Replacement UPVC double glazed window to side passage. Wall mounted Chrome effect heated towel rail.

## Living Room

Continuation of the original herring bone block wood parquet flooring. Fireplace with tiled hearth. Brick rear and tiled Mantel LG. Replacement UPVC double glazed picture window to front. Radiator. Television and telephone points. Ceiling coving. Timber framed. French doors with secondary glazed sliding patio door leading to Conservatory.

## Conservatory

Aluminium double glazed Conservatory with polycarbonate roof. Window opening either side. Sliding patio doors leading out into rear garden. Two light points. Laminate flooring.

## Dining Room

Continuation of the block wood herring bone parquet flooring. Radiator. Replacement UPVC double glazed French doors leading out onto the rear garden with matching windows either side. Doorway through to kitchen.





## Kitchen

Kitchen is a refitted kitchen with a quartz worktop and light fronted cupboards above and below. Integrating 1 ½ bowl sink unit with mixer tap over. Space for range style cooker with chimney extractor. Integrated slim line dishwasher space and plumbing for automatic washing machine.

Space for tall fridge/freezer. Sunken ceiling downlighters. Central Island breakfast bar with covers below. Don't skylight. Radiator. Built in storage cupboard and further larder cupboard. Door leading out to side passage and garage.

## Side Passage

Access to garage. Sstorage cupboard. Doors to front and further door to the rear.

## First Floor

### Landing

Replacement UPVC double glazed window to front. Loft access. Galleried landing with doors to bedrooms and bathroom.

### Bedroom Two

Replacement UPVC double glazed window overlooking the rear garden. Radiator. Over bed wall light points.

### Bedroom Two

Replacement UPVC double glazed window to rear. Radiator. Built in cupboard with shelf and hanging space within. Vanity sink insert within a vanity cupboard below and mixer tap over.





### Bedroom Three

Replacement UPVC double glazed window to front. Radiator.

### Bedroom Four

Replacement UPVC double glazed window to rear. Radiator. Built in cupboard with shelf and hanging space within.

### Bathroom

A three piece suite comprising of a low level dual flush concealed system. WC corner bath with mixer tap and thermostatically controlled aqualisa riser shower over. Wash hand basin inset within a vanity unit with cupboards and drawers below. Ceramic wall tiling, Vinyl flooring. Replacement UPVC double glazed window to front with obscured glass.

### Outside

#### Front Garden

Mainly laid to lawn with a Tall Beech hedge surround. Driveway providing off road parking for up to two vehicles. Stepping stone pathway to the covered porch to the front of the property. Pin storage area. Raised planting borders with slated shelving within. Access to garage and gated side access to side passage.

#### Rear Garden

Mainly laid to lawn but is a well established garden with various flowers and shrubs to borders. Central patio seating area. Plus a main patio to the rear of the property with a dwarf wall edging the lawn, garden and steps leading up to it. Further gravelled areas with various planted borders and a number of fruit trees. Ranging from various apples and pears. Glass greenhouse with a grapevine growing within. Timber fence and hedge surround. Water feature. Timber summer house and further timber shed.

#### Garage

Double length garage with timber framed windows to side and rear. Light and power within. Metal up and over door.

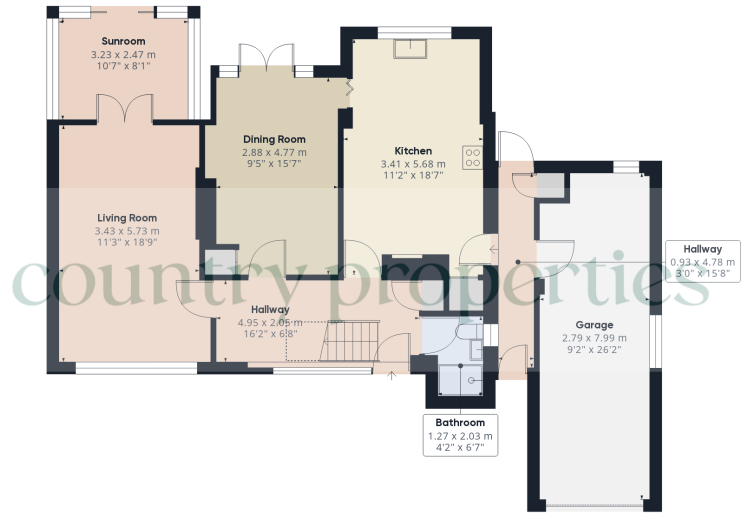




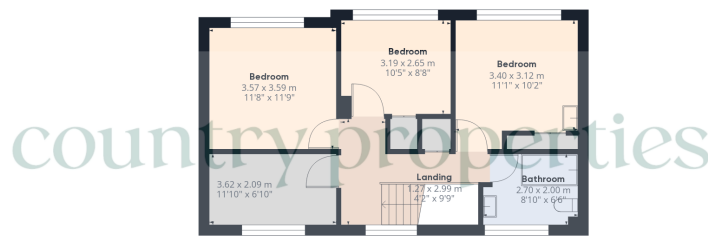


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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
155.75 m<sup>2</sup>  
1676.48 ft<sup>2</sup>

**Reduced headroom**  
1.31 m<sup>2</sup>  
14.1 ft<sup>2</sup>

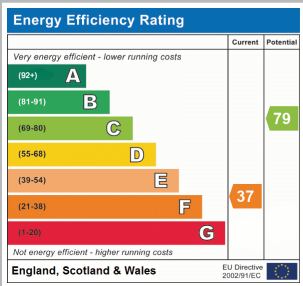
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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.

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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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