



# 125 Knightsfield, WELWYN GARDEN CITY, Hertfordshire, AL8 7JD

- FULLY REFURBISHED
- BESPOKE KITCHEN AND RENOVATED SHOWER ROOM
- GROUND FLOOR W/C PLUS UTILITY ROOM
- PLENTY OF RESIDENTS PARKING
- ONE OF ONLY EIGHT IN THIS STYLE
- GRADE II LISTED CHARACTER HOME
- MAINTAINED RESIDENTS GARDENS TO ENJOY
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A truly unique opportunity to acquire this very handsome GRADE II listed, 1950's period property situated on the popular WEST SIDE AL8. Designed by Louis de Soissons and Grade II listed for its special architectural, historic interest (only one of 23 listed properties in Welwyn Garden) This attractive and spacious home forms part of a landmark development just to the north of the town centre. Having undergone substantial refurbishment including; upgraded kitchen and bathroom as well as being beautifully re painted and includes tastefully upgraded fixtures and fittings. The property has also had partial double glazing upgrades. A generous living space together with attractive landscaped communal grounds and ample residents parking. Situated on the corner of Digswell Road and Knightsfield this superb home is within easy walking distance of the town centre and mainline station and is close to local amenities and renowned schooling for all ages. Energy rating D.





## ROOM DESCRIPTIONS

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### WELCOME TO KNIGHTSFIELD

A great opportunity to acquire a piece of Welwyn Garden City history. This charming Grade II listed house which has undergone a stylish renovation is being offered to the market chain free. Offering a wealth of accommodation, perfect for a young family or those looking for a easy to maintain downsize move on the West Side. On the ground floor there is a large utility area with an adjacent walk in pantry/ store room. This area is commonly used as the day to day entry and is accessed via a covered passageway that leads to the gardens. Into the breakfast kitchen, a bespoke gloss finish maximising the storage solutions and creating a practical space. The high end fully integrated appliances will remain and there is under counter lighting for cosy evening cooking. The inner hallway provides handy access to the refurbished w/c and then into the south facing lounge, a very pleasant room with views over the well maintained grounds.

### HEAD ON UP

A spacious landing where all three double bedrooms are accessed from, there is also loft access. The principal bedroom features fitted wardrobes and views over the beautiful gardens. Bedroom two features a front facing aspect and bedroom three also features a front facing aspect with a fitted wardrobe. Bedrooms one and two feature a ceiling fan. A high spec shower room has been carefully designed so to maximise space and create an ease of access. This room also features a Japanese style toilet and heated chrome towel rail for comfort.

### TOUR THE GROUNDS

The property is set back from the main road overlooking a green with a large mature oak tree. To the rear there are expansive communal gardens to enjoy. A quaint patio area on the communal grounds is a real sun trap where the current owner loves to sit and have their breakfast or afternoon tea. There is a residents parking area to the front which is unrestricted. There is a lockable scooter shed which is private to the property and has planning permission in place. A convenient bus stop servicing local towns is located opposite the property.

### COUNCIL TAX BAND D

### ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



