



7, Knella Green

Welwyn Garden City,
Hertfordshire, AL7 3NL
Guide Price £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

It's oh so quiet... this delightful and well presented 3 bedroom terraced home is located in a quiet tree lined road and faces onto a green with ample communal parking for all residence a great first time or family home.

- 3 Double bedrooms
- Ensuite to the master bedroom
- Refitted ground floor bathroom
- Refitted Kitchen
- Sunny rear garden
- Faces onto a green

Ground Floor

Entrance Hall

Timber framed multi pane glazed door leading through to entrance hall with stairs to the first floor, open plan to living room, door to bathroom, wood effect laminate flooring.

Living Room

A dual aspect room with replacement UPVC double glazed Georgian style window to front and replacements UPVC double glazed Georgian style French doors to rear, radiator, wood affect laminate flooring, television and telephone points, walkway through to kitchen, chimney breast with fire recess within and stone hearth.

Kitchen

Replacement UPVC double glazed Georgian style window to rear with replacement UPVC double glazed door to rear, kitchen is refitted with a white painted timber unit with metal handles timber worktop, integrated stainless steel single electric oven with four burner gas hob over and chimney style stainless steel extractor above, space for automatic washing machine, space for tall fridge freezer, radiator, continuation of the wood effect flooring, sunken ceiling down lighters, ceramic wall tiling, various cupboards and drawers, radiator, under stairs storage cupboard with metres within.

Bathroom

Refitted bathroom with white suite comprising of a panelled bath with mixer tap over and thermostatically controlled rainfall shower above with further handheld shower units, wall hung wash hand basin with mixer tap over and vanity unit below, low level dual flush WC, full height Chrome effect heated towel rail, replacement UPVC double glazed Georgian style window to front with obscured glass. ceramic floor and wall tilina.



First Floor

Landing

Replacement UPVC double glazed Georgian style window to rear, loft access with drop down hatch doors to rooms, wood effect laminate flooring.

Master Bedroom

A dual aspect room with replacements UPVC double glazed Georgian style window to front, Andrea radiator, wood affect laminate flooring, built in wardrobes with shelf and hanging space within and further storage cupboards over, door to en suit.

Ensuit

Three piece shower room with low level dual flush WC, walk-in shower cubicle with rainfall shower and further handheld shower unit attached, wall hung wash hand basin with mixer tap over and vanity unit below, extractor fan, Chrome effect heated towel rail, sunken ceiling down lighters.

Bedroom Two

Replacement UPVC double glazed Georgian style window to front, radiator, wood affect laminate flooring.

Bedroom Three

Replacement UPVC double glazed Georgian style window to rear, radiator, wood effect laminate flooring.

Outside

Rear Garden

mainly laid to lawn with various flowers and shrubs to borders, extensive timber decking immediately to the rear of the property with a further decorative slate seating area with access to timber shed/summerhouse, gated access to side, access to the rear of the property.

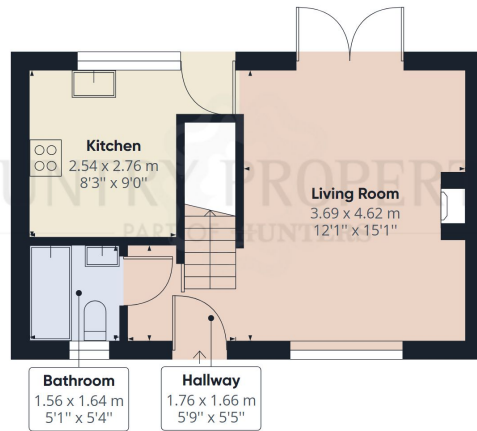
Front Garden

Mainly laid to lawn with the steps to front door and pathway providing access to side alley which in turn gives access to the rear garden.

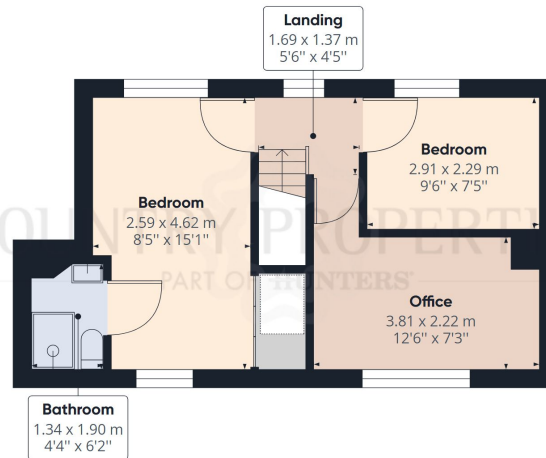
Communal Green

Property faces onto a communal green with various parking bays providing ample free parking for all residents





Ground Floor



Floor 1

Approximate total area⁽¹⁾

65.27 m²
702.57 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.

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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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