



**Knightsfield, Welwyn  
Garden City,  
Hertfordshire, AL8**

 **3 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

 **Driveway**

 **Private Rear Garden**

 **EPC Band D**

**Council Tax**  
Band: D – £2,291.70 (2025-2026)

**Offers in Excess of  
£450,000 Freehold**

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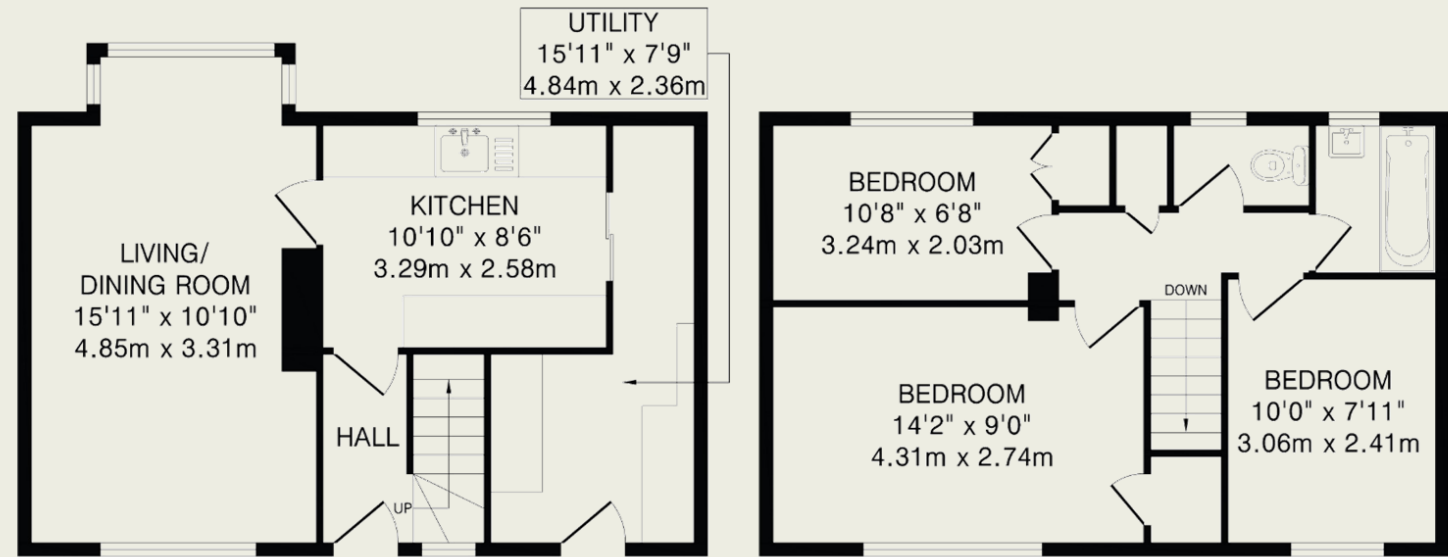
A three bedroom semi detached house, perfectly placed for convenient access to Welwyn Garden City town centre amenities and transport links, popular local schooling and the picturesque Sherrardspark Woods.

### Description

This three bedroom semi detached house boasts good size living accommodation, off street parking and a fantastic location. The property comprises a lounge/diner, kitchen, a spacious storage area which also doubles up as direct access through to the rear garden, three bedrooms and a bathroom with separate WC. Externally the property benefits from a spacious rear garden and hard standing off street parking to the front.

### Location

Knightsfield is situated in this sought after area on the West Side of the town, within a short walk of Monks Walk school, Sherrardspark Wood and Welwyn Cricket Club. Also nearby are the town centre's amenities, including John Lewis, the Howard Shopping Centre, Waitrose and mainline rail services (Kings Cross 28 mins).



Ground Floor  
420 sq.ft.(39.0 sq.m)approx.

First Floor  
402 sq.ft.(37.3 sq.m)approx.

TOTAL FLOOR AREA: 822 sq.ft.(76.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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