



Connells

Knella Road
WELWYN GARDEN CITY



Property Description

**** OPEN DAY SATURDAY 13TH APRIL
11AM - 1PM. BY APPOINTMENT ONLY ****

A spacious three bedroom end of terrace family home, which offers great scope to substantially extend to the side and rear (STP). The property comprises of a lounge with inviting open working fire, good size triple aspect Kitchen/diner with french doors to the rear. Two double bedrooms and one single on the first floor with a newly fitted white four piece bathroom. Outside there is parking to the front and side for several vehicles and a detached garage/workshop. The rear garden is approx 70ft in depth predominantly laid to lawn. The property is within close proximity Welwyn Garden City train station.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

Entrance Hall

Radiator. Stairs to the first floor. Doors to rooms.

Lounge

14' x 15' 9" (4.27m x 4.80m)

Window to the rear. Radiator. Working fire place. Laminate flooring. Door to

Kitchen/diner

17' 6" x 9' 8" (5.33m x 2.95m)

Range of wall and base units with match work surfaces over. Butler sink. Space for washing machine, dishwasher, five ring gas hob with extractor over and oven below. Built in fridge/freezer. Triple aspect room. Ceiling spotlights.

Landing

Storage cupboard. Hatch to loft. Window. Radiator.

Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)

Window to rear. Radiator.

Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)

Window to rear. Radiator.

Bedroom Three

8' 2" x 6' 2" (2.49m x 1.88m)

Window to rear. Radiator.

Bathroom

Four piece suite comprising of a wash hand basin, WC, bath and shower cubicle. Ceiling spotlights. Heated towel rail/radiator. Window to rear and side.

Rear Garden

Approx 70ft rear garden with a patio area adjoining property. Lawned area leading to a raised child's play area with rubber chipping's. Further patio area.

Front Garden

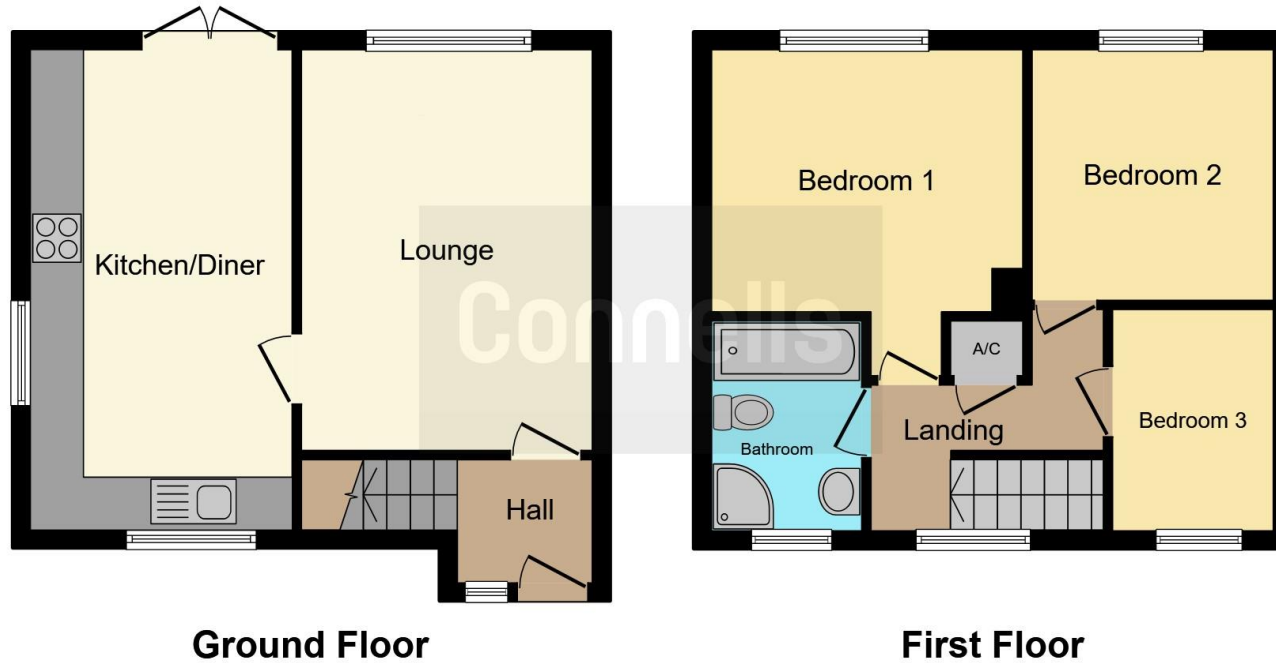
Garage/workshop

Lawned area. Hedging to boundary. Parking for several vehicles in front of the Garage/Workshop.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

view this property online connells.co.uk/Property/WWY306540

Tenure: Freehold



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