



**Connells**

Cherry Croft  
Welwyn Garden City



# Cherry Croft Welwyn Garden City AL8 7QU

for sale guide price  
**£375,000**



## Property Description

LOCATION, LOCATION, LOCATION!!!

Connells are delighted to welcome this FOUR BEDROOM SEMI-DETACHED family home in the ideal location of Knightsfield in Welwyn Garden City to the market. This would be an ideal project for first time buyer or investor!!

This family home comprises with a front and rear garden, four good sized bedrooms, communal parking, cul-de-sac location and close walking distance to Monks Walk senior school.

If you're looking for a property where you can put your own stamp on it, in a POPULAR location, then Cherry Croft is the one for you!

CALL TO BOOK YOUR VIEWING!!!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

11' 3" x 20' 8" (3.43m x 6.30m)

Double Glazed window to the front, Double glazed window and door to the rear. TV, and Radiator.

## Kitchen

12' 8" x 8' 5" (3.86m x 2.57m)

Stainless sink and drainer, Cupboard at high and low level. Double glazed window to the rear, double glazed door to the rear. Radiator.

## Utility Room

9' 6" x 7' (2.90m x 2.13m)

Gas meters, radiator.

## First Floor

### Bedroom 1

14' 5" max x 11' 3" (4.39m max x 3.43m)

Double glazed window to the front, Cupboard, Radiator.

### Bedroom 2

11' 2" max x 9' 7" (3.40m max x 2.92m)

Radiator, cupboard

### Bedroom 3

7' 3" x 10' 6" max (2.21m x 3.20m max)

Double glazed window to the rear, radiator.

### Bedroom 4

8' 6" x 8' (2.59m x 2.44m)

Double glazed window to the rear, radiator.

## Bathroom

Double glazed window to the rear Low-level W/C, Bathtub, Frosted double glazed window to the rear, basin and pedestal.

## Outside

### Front Garden

Shared pathway, laid to lawn at the front.

## Rear Garden

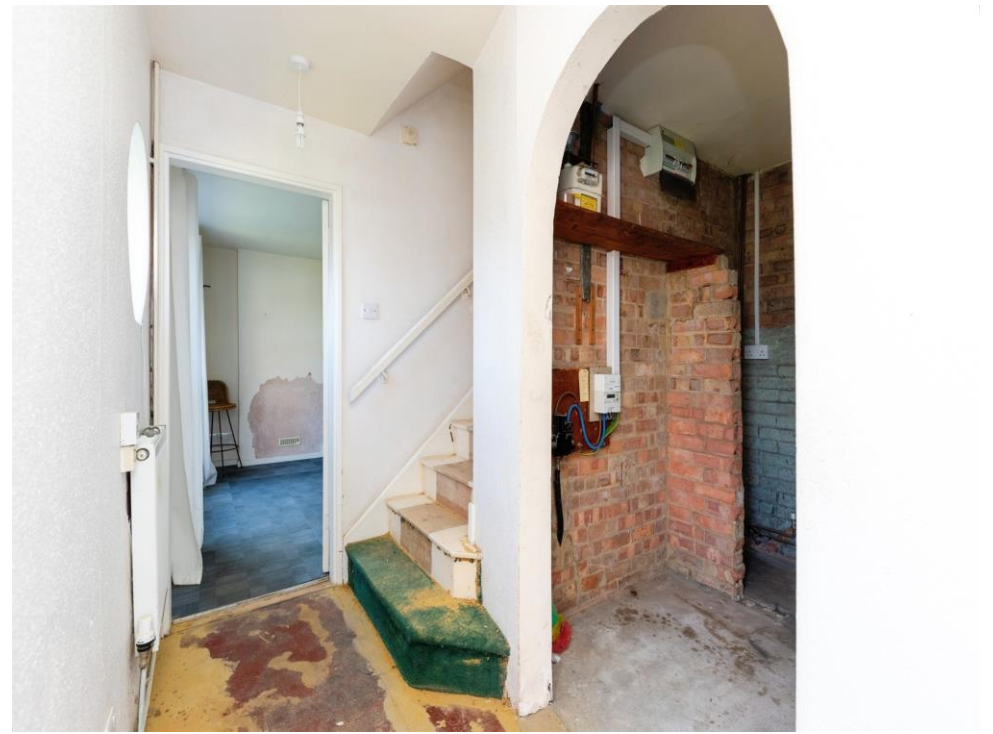
Laid to lawn, side access.

## Parking

Communal parking.

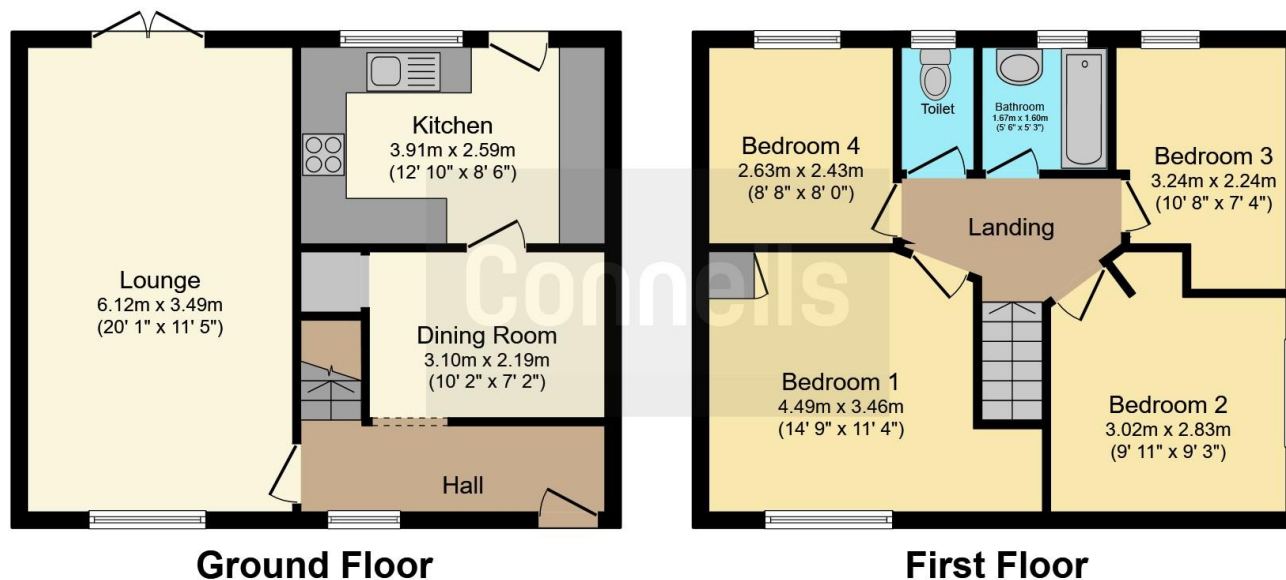












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WWY306988](http://connells.co.uk/Property/WWY306988)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WWY306988 - 0014