



Connells

Knella Road
Welwyn Garden City



Property Description

Connells are delighted to present, this improved and extended FOUR BEDROOM semi-detached family home in Welwyn Garden City. This much improved property comprises of a separate dining room, downstairs cloakroom, parking at the rear, utility space and a unique front garden. Within walking distance to local amenities and the town centre and train station, this would be an IDEAL FAMILY HOME!!!

please call 01707 322 903 to book your viewing!!!

Entrance Hallway

Walk through via a UVPC front door, and greeted to a hallway which has access to the stairs and radiator. Gas and electric meter is located under stairs in the storage cupboard.

Cloakroom

Benefits from a pedestal basin, low level w/c and the boiler.

Study/Lobby

9' 2" x 6' 9" (2.79m x 2.06m)

This unique room with double glazed French door to the rear garden and a radiator.

Kitchen - Into Lounge

31' 9" x 9' 7" (9.68m x 2.92m)

As part of the lounge the bespoke kitchen incorporating solid oak cupboards at high and

low levels, a Rangemaster cooker, twin ceramic sink, granite worktops, double glazed window to the front, integrated fridge and dishwasher.

Lounge

Double glazed sliding patio door to the side which has access to the garden. With a double-glazed window to the rear, this brings in a lot of natural light.

Radiator, telephone and television points to finish off this perfect living space.

Utility Room

8' 4" x 7' 1" (2.54m x 2.16m)

With a double-glazed window to the front and a double-glazed door to the front leading to the side access to the rear garden, this also has the benefits of a single cupboard at high level and room for a fridge freezer, washing machine and a tumble dryer.

Workshop

9' 7" x 8' 4" (2.92m x 2.54m)

Currently used a workshop area, this room has a wooden door to the side and a double-glazed window to the rear.

Dining Room

11' 9" x 13' 6" (3.58m x 4.11m)

With an added benefit, this dining room had some great features including a double-glazed patio door to the conservatory, a radiator and a storage cupboard which is very useful.

Conservatory

9' 5" x 6' 8" (2.87m x 2.03m)

With an added conservatory area, this is of a wooden construction, which also benefits of double-glazed windows to bring in the natural light within this room.

Bedroom 4 - Downstairs

11' 4" x 8' 9" (3.45m x 2.67m)

This ground floor bedroom comprises a radiator and double-glazed windows to the front of the property.

Accommodation First Floor

Landing

Double glazed window to the side and loft access within this space.

Bedroom 1

12' 6" x 9' 8" to fitted wardrobes (3.81m x 2.95m to fitted wardrobes)

Fitted wardrobes and storage with this master bedroom, with a radiator and double-glazed windows to the front to bring in natural light.

Bedroom 2

9' 4" x 9' 6" (2.84m x 2.90m)

Double glazed window to the rear, radiator, three fitted wardrobes, two with storage and one that has the water tank contained inside,

Bedroom 3

7' 1" max x 9' 1" max (2.16m max x 2.77m max)

Two double glazed windows, one to the front and one to the side which brings in a great source of natural light. Radiator with this bedroom.

Bathroom

With a frosted double-glazed window to the rear, this family bathroom has a heated towel rail, low level w/c (Waterford), pedestal basin (Waterford) and with a lovely fibreglass corner bath with shower overhead.

Loft Space

Boarded and insulated, potential to be converted subject to planning permissions.

Front Garden

When entering the property through a metal gate and down a winding pathway, this gem of a garden has side access to the rear garden, laid to lawn with some established shrubs to make the garden a scenic view.

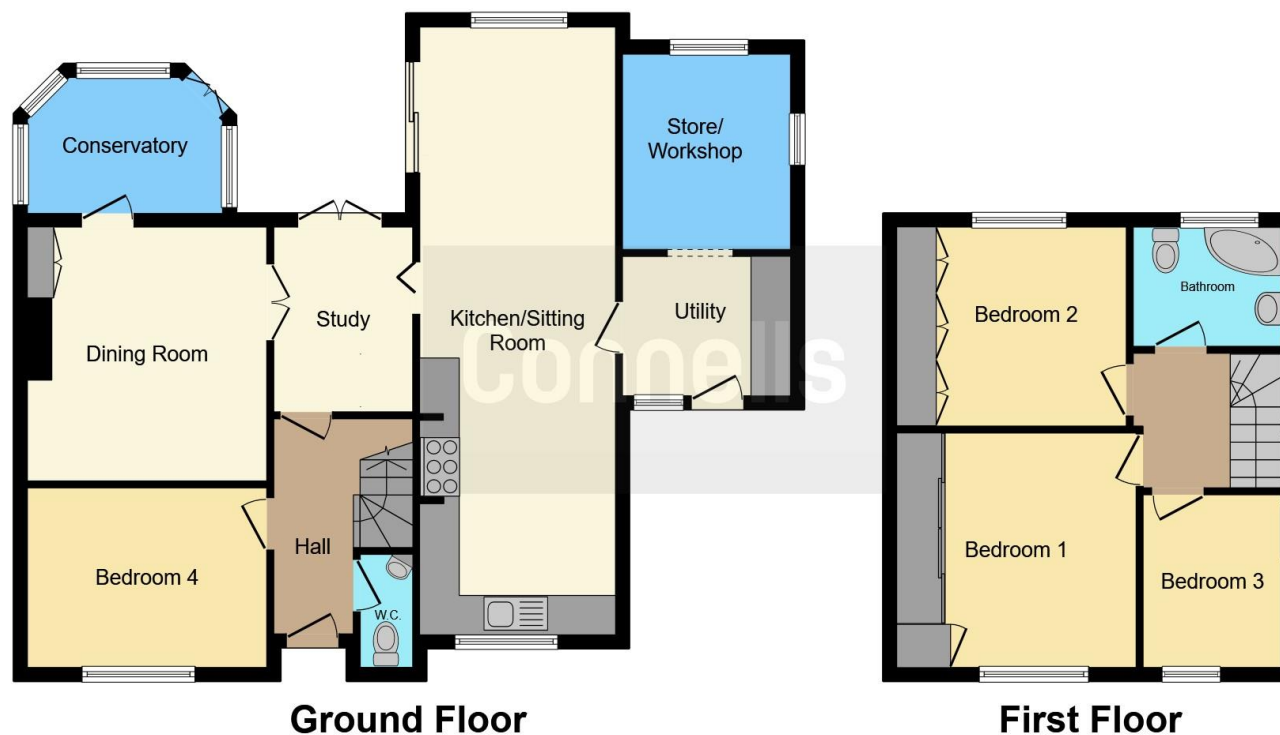
Rear Garden

This lovely sized garden is blocked paved to the side, with a driveway for one to two cars. This comes with an additional back gate and double car gate. There is an outside tap to the property and the garden is mostly laid to lawn with a raised decking area with a little pond close to the conservatory. This also has a hidden air raid shelter from World War two!! This lovely outdoor space would be a great place to entertain family and after a hard day's work, you can really get the benefits and relax!









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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Tenure: Freehold

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