



**Knightsfield, Welwyn Garden City, AL8 7JE**



## welcome to Knightsfield

A rarely available three bedroom family home located in the desirable AL8 area of Welwyn Garden City. The property benefits from easy access to both Welwyn Garden City and Welwyn North train stations with quick links into London as well as a double-storey extension, off street parking and a beautifully presented south facing garden. Internally the property comprises of entrance hall, spacious lounge diner with wood burner and modern fitted kitchen with ample storage space. Upstairs offers three spacious bedrooms and a well presented family bathroom with free standing bath. Further benefits include being within the catchment of some of the best local schools, a short walk to Shire Park and easy access to commuter links via the A414 and A1(M).



### Entrance Hall

Tiled floor, radiator, door to front

### Lounge

11' x 19' 7" (3.35m x 5.97m)

Porcelain tiled floor, double glazed to front, wood burning stove, TV point, wooden shutters, radiator

### Dining Room

13' 9" x 10' (4.19m x 3.05m)

Double glazed to side, porcelain tiles, patio doors with floor to ceiling wooden shutters

### Kitchen

16' 7" x 9' 8" (5.05m x 2.95m)

Fitted wall and base units, granite work surfaces, double glazed to rear, under cupboard lighting, integrated AEG oven, integrated Neff microwave, ceramic hob, stainless steel sink, integrated washing machine and dishwasher, integrated fridge freezer, under stairs storage, porcelain tiled floor

### Bedroom One

13' 8" x 16' 6" (4.17m x 5.03m)

Wooden walnut floor, quadruple wardrobe, double glazed to rear.

### Bedroom Two

11' x 11' 5" (3.35m x 3.48m)

Double glazed to front, laminate Amtico floor, radiator, fitted triple wardrobes with shelves, over stairs storage and cupboard,

### Bedroom Three

11' 5" x 6' 5" (3.48m x 1.96m)

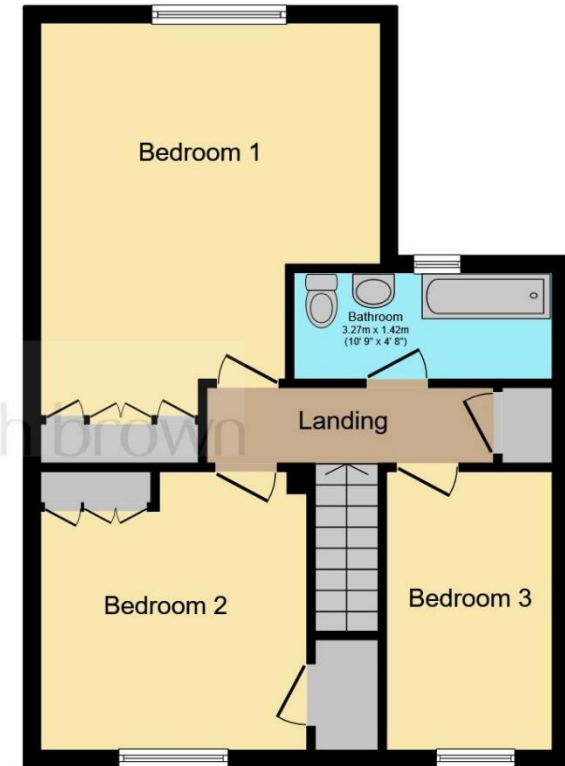
Laminate Amtico floor, double glazed to front, over stairs storage cupboard, radiator

### Bathroom

Laminate Amtico floor, double glazed to rear, W/C, wash hand basin, freestanding bath, tiled walls



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## welcome to Knightsfield, Welwyn Garden City

- Off street parking
- Desirable location
- South facing garden
- Double storey extension
- Walking distance to mainline station

Tenure: Freehold EPC Rating: D

offers in excess of  
**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN107379 - 0008

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