



Knella Road, Welwyn Garden City AL7 3NS

welcome to

Knella Road, Welwyn Garden City

This CHAIN FREE semi-detached two-bedroom home is ideally located with fantastic commuter links via Welwyn Garden City main line station into London, A414 and A1M. Internally the property comprises downstairs cloakroom, lounge and dining area, fully fitted kitchen with utility room and conservatory with French doors to the rear garden. Upstairs are two double bedrooms and shower room. Further benefits include double glazing and gas central heating throughout plus electric charging point on the drive. This property boasts a driveway for multiple cars plus front and rear garden.



Entrance Hall

Tiled flooring, radiator.

Cloakroom

Tiled flooring, W/C.

Lounge

16' 3" x 10' 5" (4.95m x 3.17m)

Double glazed window, wooden flooring, radiator x 2, electric fire place.

Dining Room

11' 3" x 6' 2" (3.43m x 1.88m)

Wooden flooring, wall radiator.

Kitchen

7' 11" x 7' 3" (2.41m x 2.21m)

Double glazed window to rear, tiled flooring, worktops, sink.

Utility Room

9' 4" x 8' 1" (2.84m x 2.46m)

Double glazed window, French door to garden, tiled flooring, worktops.

Conservatory

11' 11" x 6' 7" (3.63m x 2.01m)

French doors to garden, wooden flooring.

Landing

Carpet, airing cupboard.

Bedroom One

17' 6" + wardrobe x 7' 1" (5.33m + wardrobe x 2.16m)

Double glazed window to front x 2, carpet, radiator, built in wardrobe

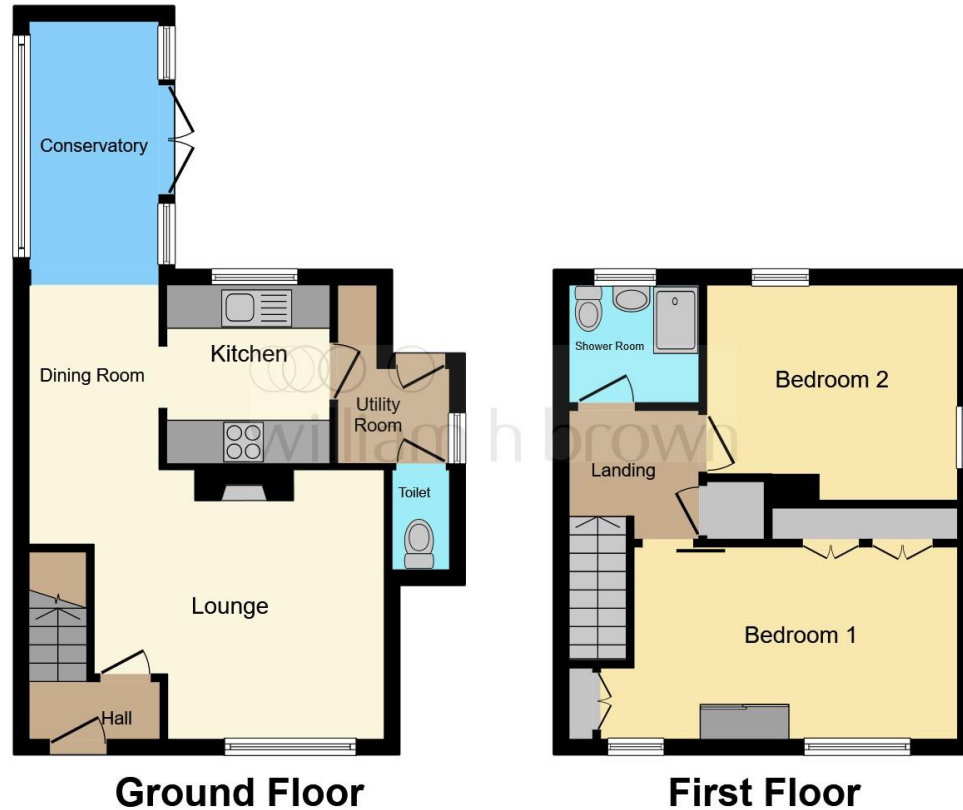
Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Dual aspect double glazed window, carpet, radiator.

Shower Room

Vinyl flooring, shower cubicle, heated towel rail, wash hand basin, W/C.



Ground Floor

First Floor

Total floor area 73.1 m² (787 sq.ft.) approx

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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- CHAIN FREE
- Two Bedrooms
- Semi-Detached
- Off Street Parking
- Conservatory

Tenure: Freehold EPC Rating: D

guide price

£390,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN108512 - 0005

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