



Kingsley Court, Welwyn Garden City AL7 4HZ

welcome to

Kingsley Court, Welwyn Garden City

Situated in the sought after Pines development, this CHAIN FREE three bedroom semi-detached family home offers spacious accommodation throughout. Downstairs there is a lounge with French doors to the conservatory, dining room, fully fitted kitchen with door to rear garden and downstairs cloakroom. Upstairs the property has three bedrooms, family bathroom and en-suite to the main bedroom. Externally the property has driveway, garage, and front and rear gardens with easy access to the garden via side gate. The property is conveniently situated within easy access of local amenities and schools and is close to woodland walks and the New QEII. The Pines is situated on the south side of the town and is between both Welwyn Garden City and Hatfield stations, where it is just a 25 minute commute into Kings Cross.



Cloakroom

Double glazed window, laminate wood flooring, radiator, wash hand basin, W/C.

Lounge

14' 1" x 10' 7" (4.29m x 3.23m)
French doors to conservatory, laminate wood flooring, radiator.

Dining Room

11' 5" x 9' 8" (3.48m x 2.95m)
Double glazed window to front, laminate wood flooring, radiator.

Kitchen

9' 8" x 7' 1" (2.95m x 2.16m)
Double glazed window to rear, vinyl flooring, wall and base units, back door to garden, sink/drain, space for appliances.

Conservatory

9' 8" x 9' 3" (2.95m x 2.82m)
Laminate wood flooring, electric radiator.

Bedroom One

12' 11" x 10' 7" (3.94m x 3.23m)
Double glazed window to rear, carpet, radiator.

En-Suite

Double glazed window to rear, laminate wood flooring, radiator, wash hand basin, shower cubicle.

Bedroom Two

9' 7" x 8' 11" (2.92m x 2.72m)
Double glazed window to front, laminate wood flooring, radiator.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)
Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window, laminate wood flooring, bath, W/C, radiator, wash hand basin, storage cupboard.

Garage

13' 10" x 8' (4.22m x 2.44m)
Electrics.



Ground Floor



First Floor

Total floor area 96.3 m² (1,037 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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welcome to

Kingsley Court, Welwyn Garden City

- CHAIN FREE
- Semi Detached House
- Three Bedrooms
- Family Bathroom & En-Suite
- Driveway & Garage

Tenure: Freehold EPC Rating: C

guide price

£475,000



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Property Ref:
WGN108785 - 0002

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Please note the marker reflects the postcode not the actual property


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