



258 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7RB

£400,000

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

258 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7RB

In the sought after area of Knightsfield this charming three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The well-appointed kitchen leads to a delightful conservatory, which floods the space with natural light and offers a serene spot to relax or enjoy meals while overlooking the garden. The three bedrooms are generously sized, providing ample space for rest and personalisation, making it an ideal home for families. The property benefits from a garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, off-street parking is available, ensuring convenience for residents and visitors alike. Situated in close proximity to Monks Walk School, this home is particularly appealing for families with children, offering easy access to quality education. The surrounding area of Welwyn Garden City is known for its community spirit, green spaces, and excellent amenities, making it a wonderful place to call home. In summary, this delightful house in Knightsfield combines comfort, convenience, and a welcoming atmosphere, making it a must-see for anyone seeking a new home in this sought-after location.

Entrance Hall

Living room 14'0" x 12'8" (4.27m x 3.87m)

Kitchen/dining area 15'1" x 10'4" (4.61m x 3.15m)

Conservatory 9'8" x 7'5" (2.96m x 2.27m)

Bedroom 1 13'4" x 11'8" (4.07m x 3.56m)

Bedroom 2 10'8" x 9'11" (3.27m x 3.03m)

Bedroom 3 9'10" x 9'6" (3.01m x 2.92m)

Bathroom

Information

Council tax band D - £2,291.70 for 2025/26

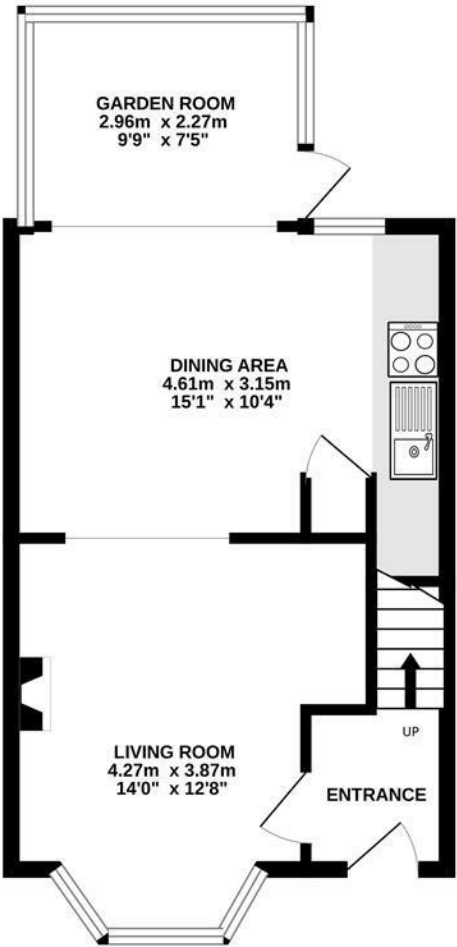


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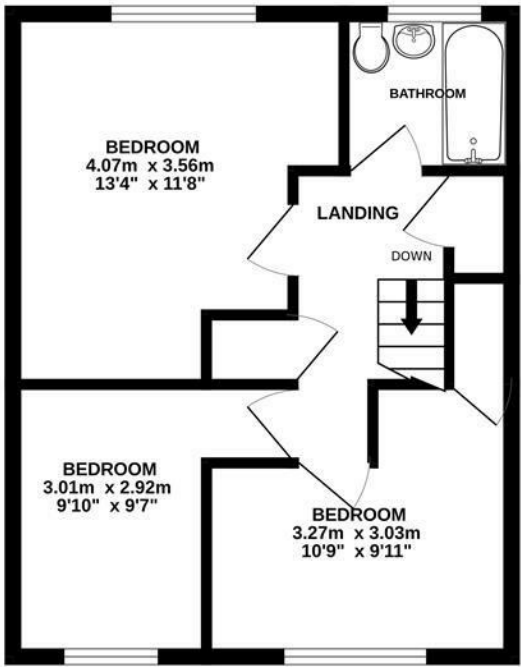
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GROUND FLOOR
40.2 sq.m. (432 sq.ft.) approx.

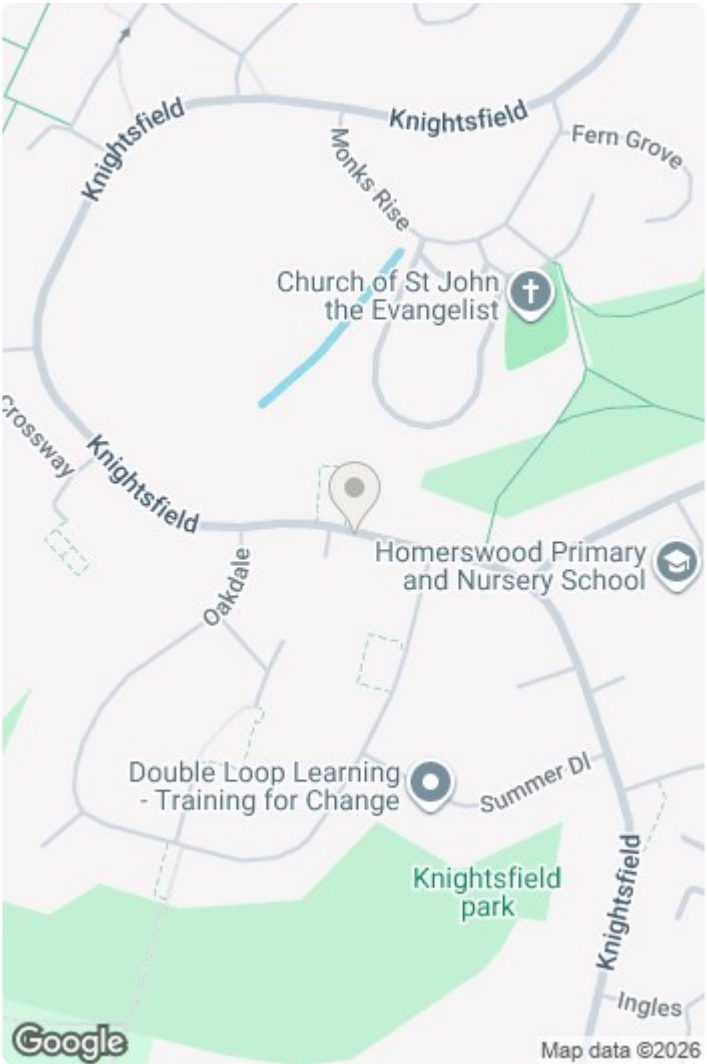


1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA : 77.1 sq.m. (830 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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