



**Kingsley Court, Welwyn Garden City AL7 4HZ**



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## **Kingsley Court, Welwyn Garden City**

Situated in the sought-after Pines development, this modern three-bedroom semi-detached family home offers spacious and well-presented accommodation throughout and further benefits from recently fitted windows and a new front door. The ground floor comprises a generous lounge/dining room, study/bedroom four, cloakroom, and a fully fitted kitchen featuring stylish granite work surfaces and integrated appliances including an oven, dishwasher, fridge/freezer, washing machine, and wine cooler. The kitchen flows into a large conservatory, which in turn leads out to the rear garden. Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and an en-suite to the master bedroom. Externally, the home provides off-street parking, front and rear gardens, and convenient side-gate access to the rear garden. The property is ideally located within easy reach of local amenities and well-regarded schools, with woodland walks and the New QEII Hospital close by. The Pines is positioned on the south side of the town, conveniently located between Welwyn Garden City and Hatfield train stations, offering a direct commute to London King's Cross in approximately 25 minutes. Welwyn Garden City town centre also provides a wide selection of established shops and restaurants.



## Cloakroom

Double glazed window, heated towel rail, wash hand basin, W/C.

## Lounge

10' 8" x 10' 2" ( 3.25m x 3.10m )

Laminate wood flooring, radiator, sliding doors to conservatory.

## Dining Room

11' 5" x 9' 9" ( 3.48m x 2.97m )

Double glazed window to front, laminate wood flooring, radiator.

## Study

13' 5" x 8' 1" ( 4.09m x 2.46m )

Carpet, storage cupboard.

## Kitchen

9' 8" x 7' 1" ( 2.95m x 2.16m )

Tiled flooring, induction hob, electric oven, wash hand basin, integrated dishwasher/fridge/freezer/washing machine.

## Conservatory

16' 9" x 11' 11" ( 5.11m x 3.63m )

Laminate wood flooring, door to garden, radiator.

## Bedroom 1

13' 2" x 10' 5" ( 4.01m x 3.17m )

Double glazed window to rear, carpet, radiator.

## En-Suite

Double glazed window, W/C, heated towel rail, shower cubicle, wash hand basin.

## Bedroom 2

9' 3" x 9' 1" plus wardrobe ( 2.82m x 2.77m plus wardrobe )

Double glazed window to rear, carpet, radiator.

## Bedroom 3

8' 8" x 7' 9" ( 2.64m x 2.36m )

Double glazed window to front, carpet, radiator.

## Bathroom

Double glazed window, tiled flooring, bath with shower over, wash hand basin, heated towel rail, storage cupboard.



Ground Floor

First Floor

Total floor area 107.1 sq.m. (1,153 sq.ft.) approx

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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## Kingsley Court, Welwyn Garden City

- Three Bedrooms
- Family Bathroom & En-Suite
- Off Street Parking
- Downstairs Cloakroom
- Conservatory

Tenure: Freehold EPC Rating: C  
Council Tax Band: E



guide price

**£475,000**



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Property Ref:  
WGN109728 - 0003

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