

Connells

Knightsfield
Welwyn Garden City

Knightsfield
Welwyn Garden City AL8 7HD

for sale guide price
£475,000







Property Description

Situated in a highly desirable West Side location, this attractive three bedroom semi-detached family home is offered to the market chain free and enjoys far-reaching views over open fields towards Digswell.

The property provides well-balanced accommodation throughout, beginning with a welcoming entrance hall leading to a bright and spacious lounge featuring a charming fireplace and patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, complemented by ample worktop space and room for appliances, while also providing space for family dining.

The first floor comprises three well-proportioned bedrooms, together with a separate WC and family bathroom.

Externally, the property boasts a fantastic-sized rear garden, offering an excellent space for outdoor entertaining, family life and enjoying the picturesque countryside views. To the front, there is a driveway providing off-street parking for several vehicles, along with useful side access.

Further benefits include gas central heating, double glazing and loft storage space.

Conveniently located close to a range of local amenities, including shops, doctors' surgery, pharmacy, post office and popular schooling, the property also offers excellent transport links via the A1(M), A414 and Welwyn Garden City mainline railway station, making it an ideal home for families and commuters alike.

Viewing is highly recommended

Kitchen/ Dining Room

14' 7" x 14' 1" (4.45m x 4.29m)

Lounge

15' 11" x 10' 1" (4.85m x 3.07m)

Bedroom 1

14' 2" x 8' 7" (4.32m x 2.62m)

Bedroom 2

10' 1" x 6' 8" (3.07m x 2.03m)

Bedroom 3

9' 11" x 7' 10" (3.02m x 2.39m)







Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

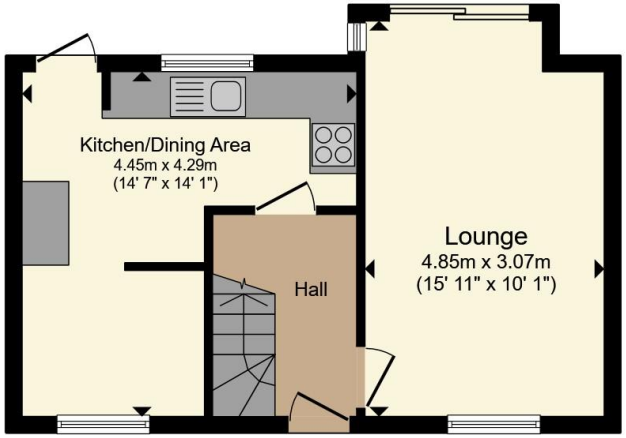




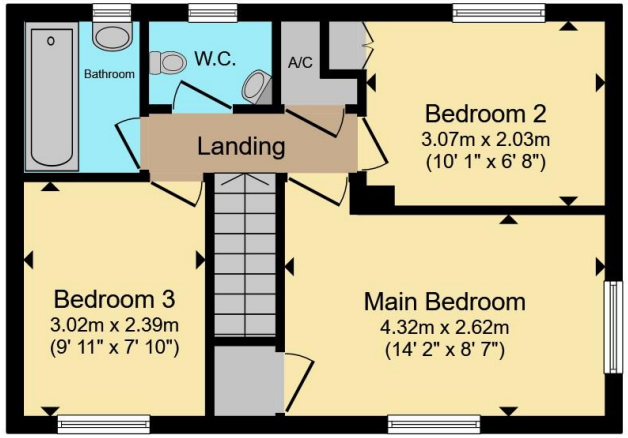





144
Humps for
1/2 mile



Ground Floor



First Floor

Total floor area 72.4 m² (780 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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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