



3 Bedrooms



2 Bath/Shower Rooms  
1 Cloakroom



2 Reception Rooms



Garage & Driveway



West Facing Rear Garden



EPC Band D

Council Tax

Band: D

£2,184.15 Apr 24/Mar 25.

Local Authority

Welwyn & Hatfield Borough  
Council



**Knightsfield, Welwyn Garden City, AL8 7RB**  
**Guide Price £575,000 Freehold**



## Knightsfield, Welwyn Garden City

**A superb extended three bedroom end terrace house on the popular West Side of town, boasting fantastic living space, garage, driveway and excellent local school catchment.**

### Description

This bright, spacious three bedroom family home has been tastefully extended and renovated to provide excellent living space and a stylish modern interior. The ground floor boasts a stylish fitted kitchen, with an island including breakfast bar and a range of high specification integrated appliances. Conveniently, a separate utility room and WC are located adjacent to the kitchen. A delightful 30ft lounge/dining room with attractive fireplace completes the accommodation downstairs.

Upstairs, there are three good size bedrooms. The main one benefits from fitted wardrobes and an en-suite shower room. The other two bedrooms are served by a modern family shower room.

Externally, there is a tidy west-facing rear garden with and, to the front, a hard standing driveway leading to the garage.

### Location

Knightsfield is a popular road on the sought after West Side of Welwyn Garden City. The house itself overlooks a small green and is adjacent to the beautiful Sherrardspark Wood. Local shops, doctors' surgery, dentist and bus routes to the town centre are all particularly close by.

The property is within excellent local school catchment and the town centre's amenities and transport links are also within easy reach.



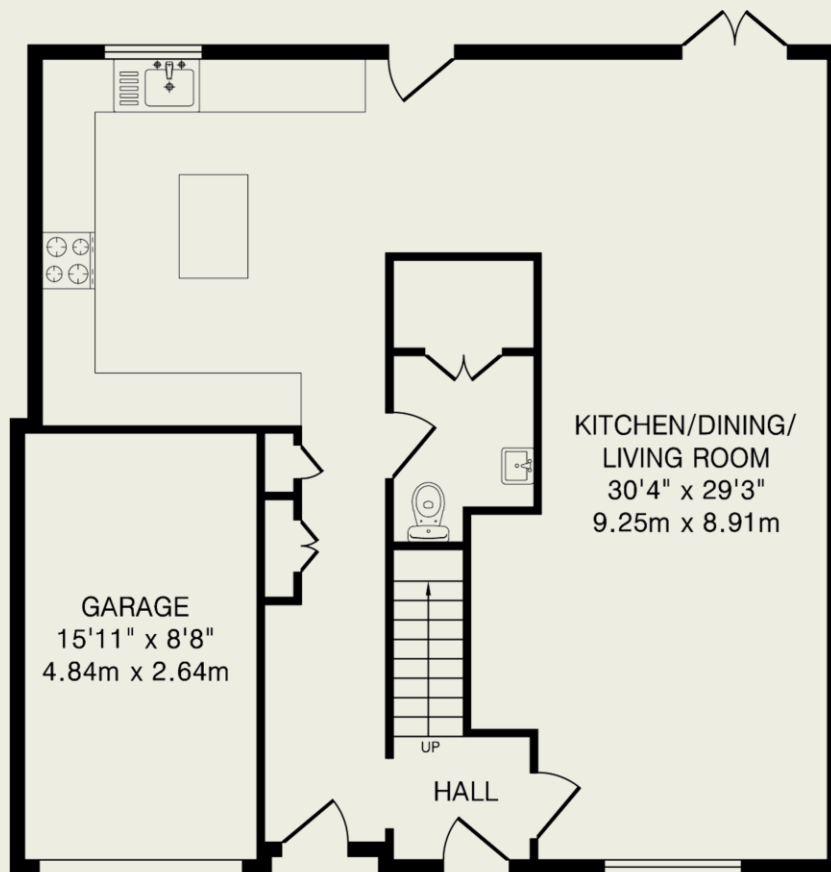




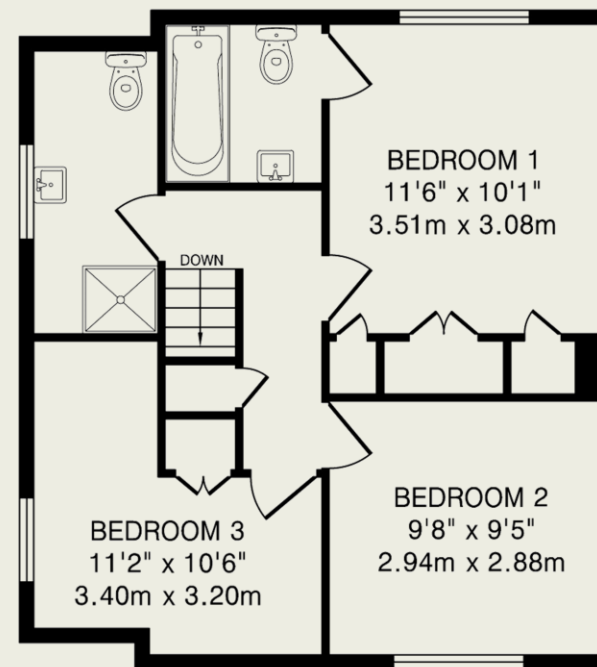
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Ground Floor  
878 sq.ft.(81.5 sq.m)approx.



First Floor  
486 sq.ft.(45.1 sq.m)approx.

TOTAL FLOOR AREA: 1364 sq.ft.(126.6 sq.m)approx.  
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