



 paulwallace

Ingles, Welwyn Garden City, AL8 7HE |
£425,000 | Freehold

Ingles, Welwyn Garden City, AL8 7HE

This stunning property, located in the sought-after Knightsfield area of Welwyn Garden City, offers modern living and convenience. Chain free, this beautifully updated home is perfect for those looking to move in quickly and is located only 1 mile from both Welwyn Garden City and Welwyn North Railway Stations. The open-plan living space features a contemporary kitchen / dining room with underfloor heating and feature lighting with double doors leading to the landscaped rear garden, with a large decking area and patio, perfect for outdoor entertaining. Upstairs, you will find three beautifully presented bedrooms and a stunning family bathroom with underfloor heating. Located on the West Side of Welwyn Garden City, this property is close to popular schooling, local shops, and Sherrards Wood parklands and within walking distance of the High Street shops.

Key features

- Modern kitchen with breakfast bar and underfloor heating
- Landscaped rear garden with decking and patio
- Three beautifully presented bedrooms
- Stunning bathroom / w.c.
- Chain free, ready to move in
- Close to local amenities and approx. 1 miles from Welwyn Garden City and Welwyn North Railway Stations
- Walking distance to High Street
- High specification throughout



 paulwallace
estate agents

hoddesdon@paulwallace.co.uk

01992 466471

 paulwallace

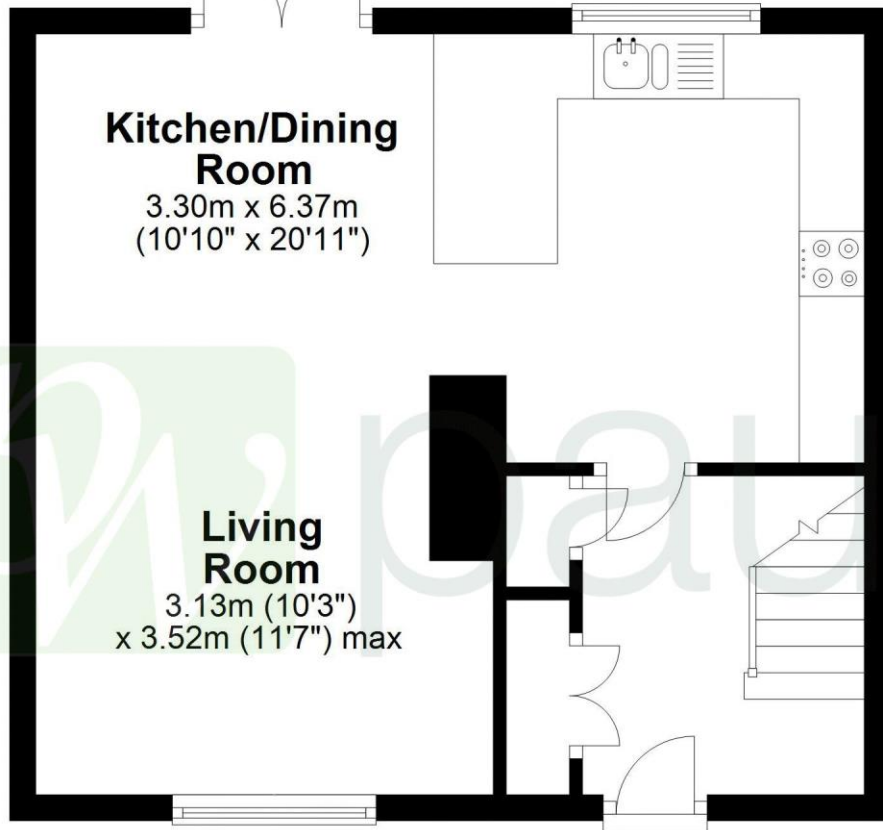


Paul Wallace



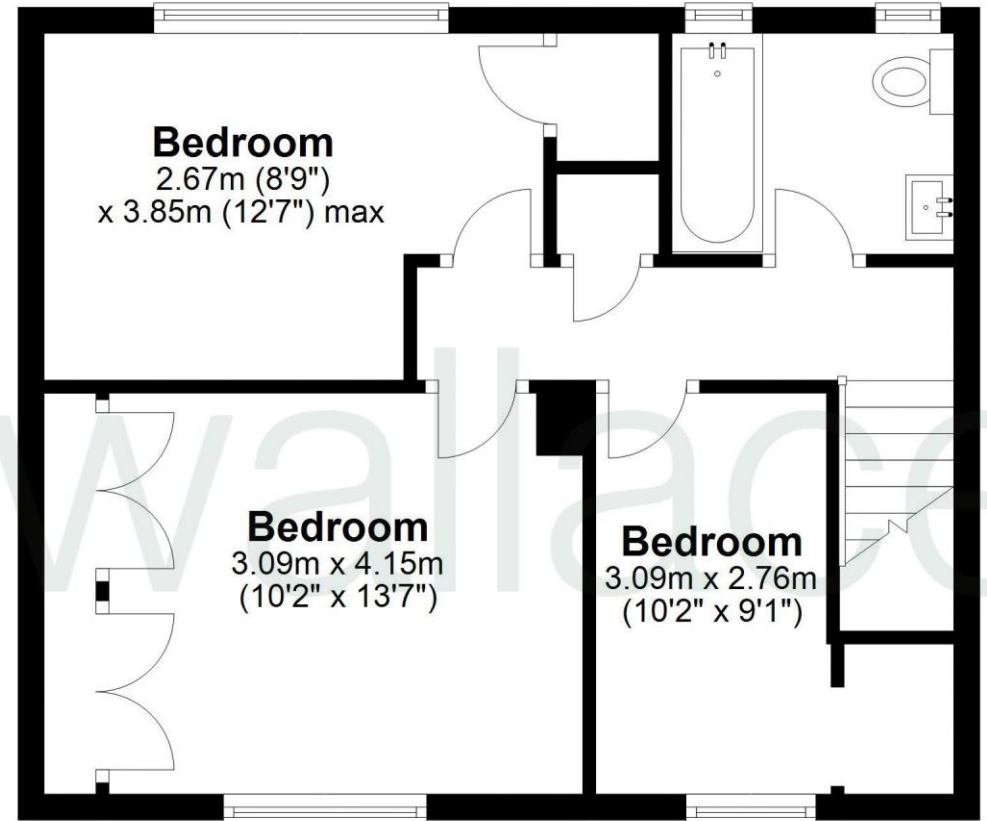
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk







Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



Paul Wallace Estate Agents

70 High Street
Hoddesdon
Hertfordshire
EN11 8ET

 01992 466471

 hoddesdon@paulwallace.co.uk

 www.paulwallace.co.uk



Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.