



PUTTERILLS

— est. 1992 —

Guide Price £475,000

22 Kingsley Court, Welwyn Garden City,
Hertfordshire, AL7 4HZ

PROPERTY SUMMARY

Having been a cherished family home for over 20 years, this well-presented three-bedroom property is tucked away in a peaceful cul-de-sac on the edge of Welwyn Garden City. Offering flexible accommodation, it features a spacious living room with conservatory, a fitted kitchen with adjoining dining area, a versatile converted garage, three well-proportioned bedrooms including an en-suite to the principal, a private rear garden, and driveway parking.

Perfectly positioned on the edge of Welwyn Garden City, the property enjoys easy access to beautiful woodland walks, highly regarded schools and everyday amenities, while both Welwyn Garden City and Hatfield stations are within easy reach, providing convenient rail links into London. Combining a peaceful setting with outstanding connectivity, this is a home ideally suited to young families, professionals and those looking to downsize without compromising on space or location.



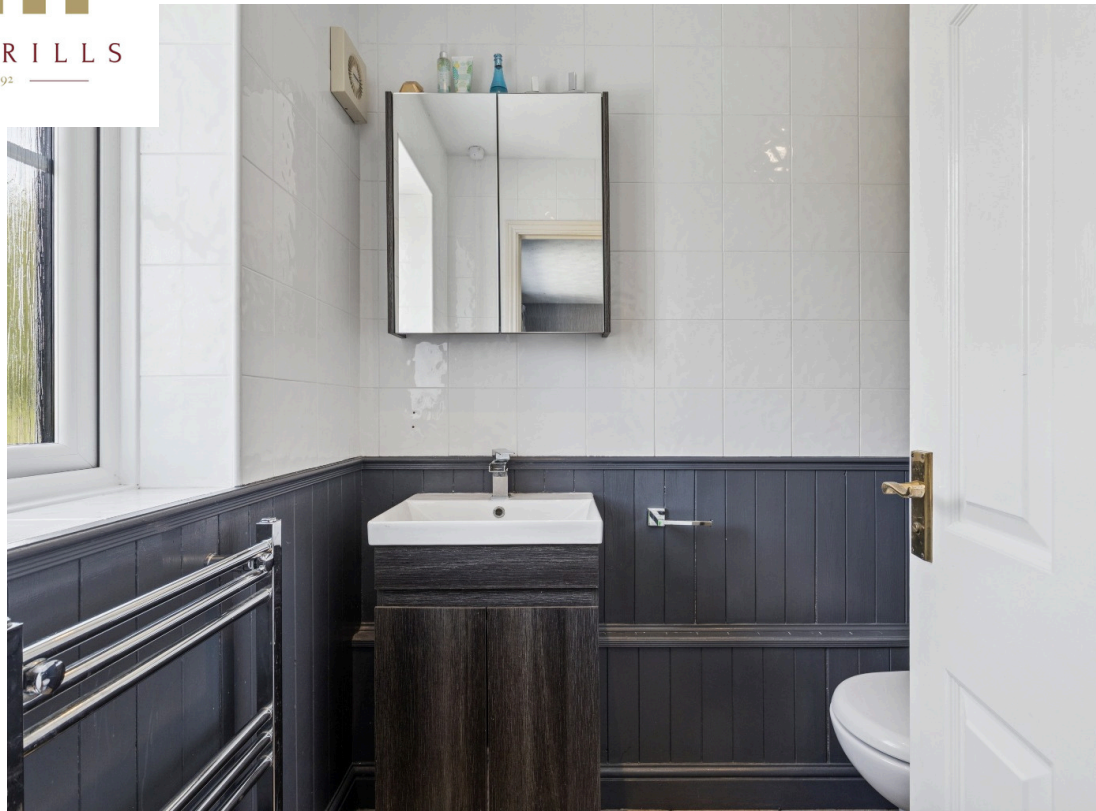








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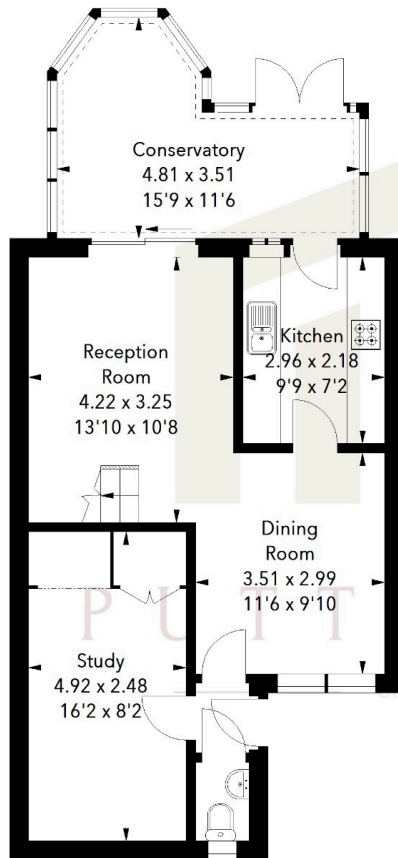








Ground Floor



Kingsley Court, AL7

Approximate Area = 103.40 sq m / 1113 sq ft

First Floor

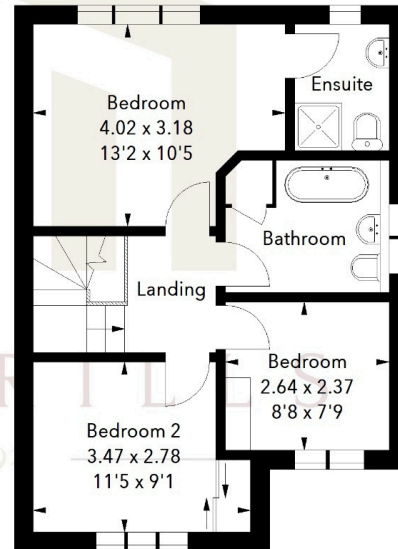


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these 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 and potential buyers/tenants are advised to recheck the measurements



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