



PUTTERILLS

est. 1992

£1,800

Summer Dale

Welwyn Garden City, AL8 7QJ

PROPERTY SUMMARY

This charming three-bedroom terraced family home is ideally located in the sought-after Knightsfield area, offering convenience and comfort for family living. The property is within walking distance of local schools, shops, and amenities, making it an excellent choice for families.

The well-presented accommodation includes an entrance hall leading to a cosy living room featuring a gas fireplace with a bay window that adds to the room's character. The modern fitted kitchen/diner is equipped with a range of wall and base units, granite-style worktops, and integrated

appliances, providing a practical and stylish space for cooking and dining. The kitchen also offers direct access to the rear garden. A convenient cloakroom/utility room on the ground floor provides additional functionality.

Upstairs, there are three generously sized bedrooms, each offering ample space and natural light. The master bedroom includes fitted wardrobes, while the second bedroom features an additional storage cupboard. The modern family bathroom is fitted with a contemporary suite, including a shower over the bath and a heated towel rail.

Externally, the property boasts a well-maintained rear garden with a patio area, perfect for outdoor relaxation and entertaining. The garden is mowed and laid to lawn, with a patio and for outdoor dining. The front garden is also laid to lawn, with a footpath leading to the property's entrance. A side access provides additional convenience.

In summary, this property offers a fantastic opportunity to rent a family home in a popular, convenient location, with modern interiors and lovely garden space. It is ideal for families looking for easy access to local amenities.

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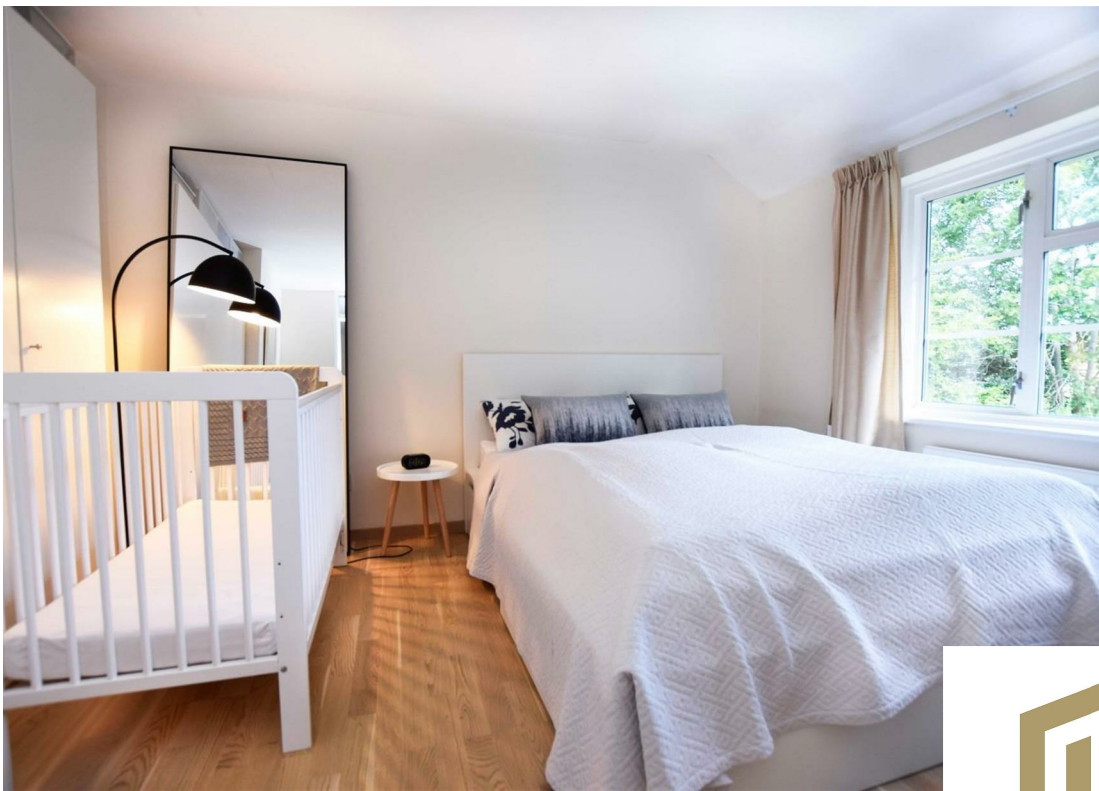


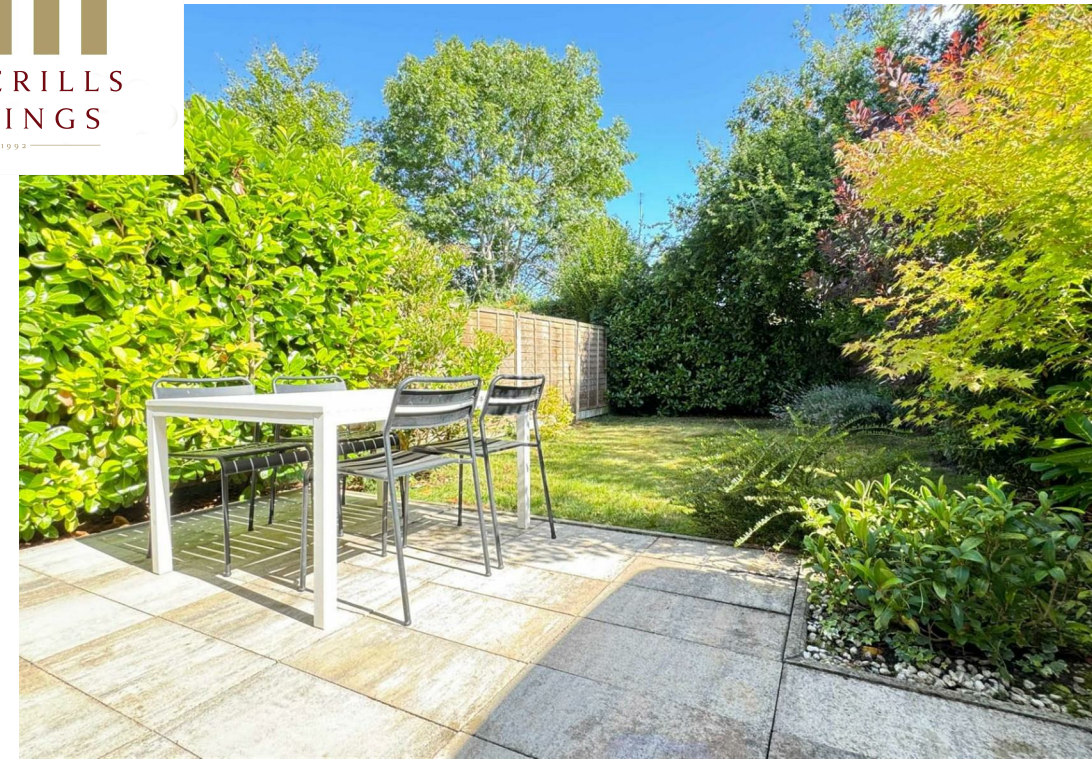
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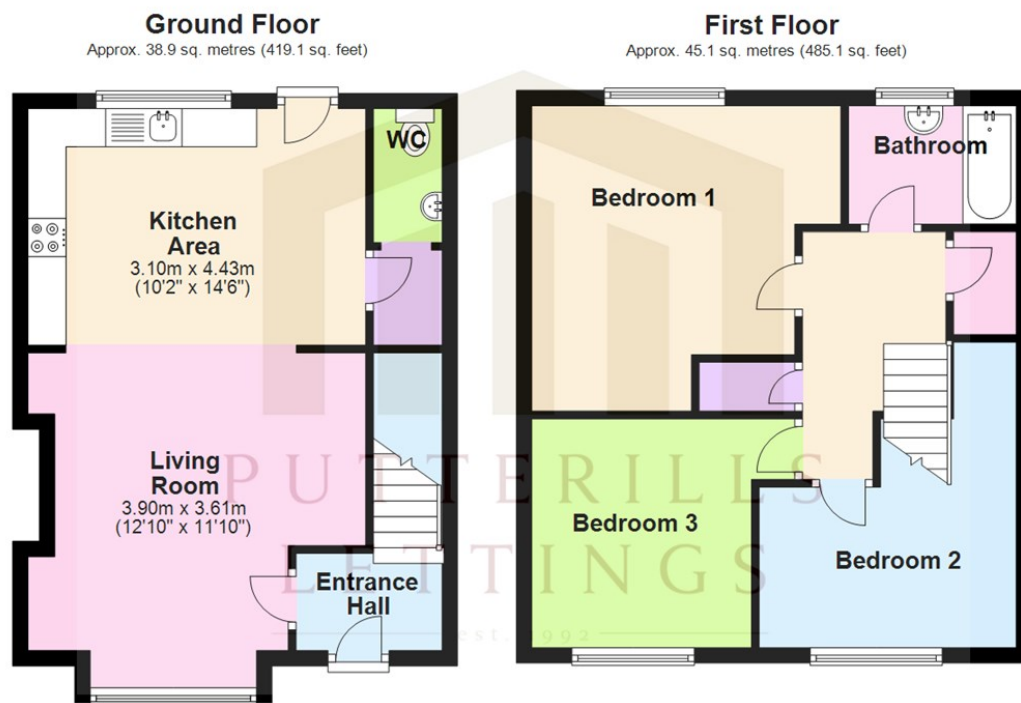
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LOCAL AUTHORITY
WHBC

TENURE

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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