



The Green, Old Knebworth

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# The Green

Old Knebworth, Hertfordshire, SG3 6QN

Guide Price £700,000



2 reception rooms



3 bedrooms



2 Bathrooms



EPC Rating Band D

A superbly located three bedroom link-detached property within the highly desirable small village of Old Knebworth. Set within a select development of similar properties set around a shared green and with views from the rear of the house over open countryside.

An entrance hall leads to a well specified kitchen with integral appliances, cloakroom, sitting room with central fireplace and French doors onto the well-maintained rear garden. The dining room features is overlooked by a part galleried landing and features a vaulted ceiling.

Upstairs the main bedroom has an ensuite shower room, second bedroom with open countryside views and a third bedroom which would make an ideal study or nursery due to its sloping ceiling.

Old Knebworth is well positioned, adjacent to historic Knebworth Park and with a delightful village pub. Transport is provided by nearby Knebworth or Stevenage Mainline Station, easy access to the A1 as well as Luton Airport.


- Superb Village Location
- Sitting room with brick build Inglenook fireplace and gas burner
  - Fitted Kitchen with Inbuilt appliances
  - Dining Room with vaulted ceiling
    - Downstairs Cloakroom
    - Main bedroom with Ensuite
    - Two Further Bedrooms
  - Open Views over Countryside
    - Garage and Driveway

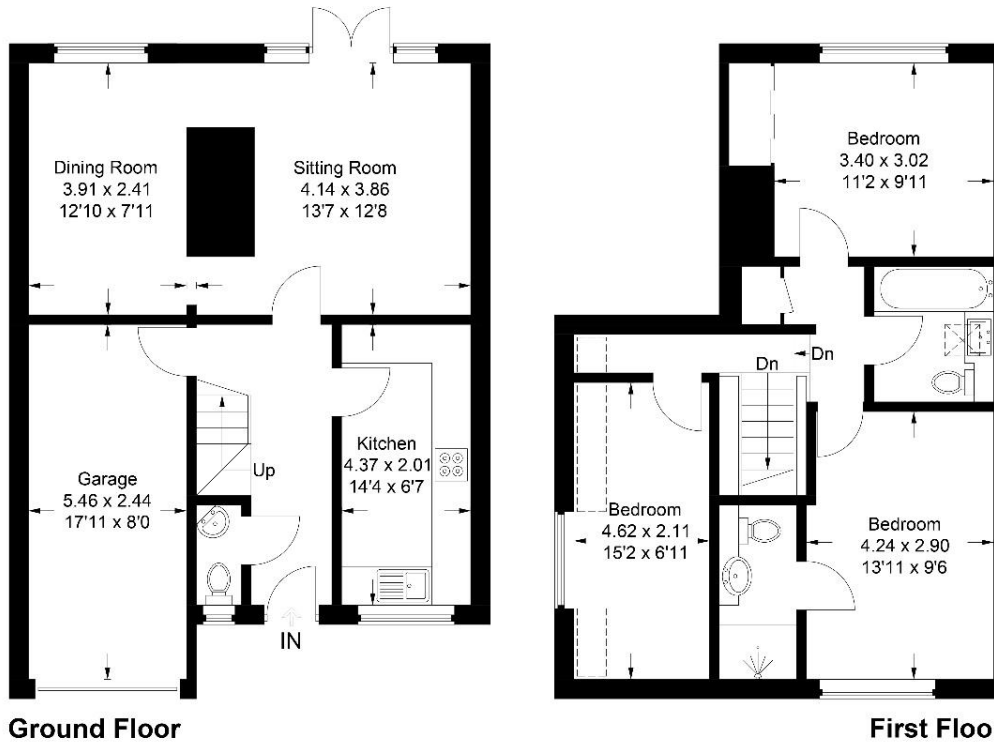




Approximate Gross Internal Area  
 Ground Floor = 60.7 sq m / 653 sq ft  
 First Floor = 52.0 sq m / 560 sq ft  
 Total = 112.7 sq m / 1,213 sq ft



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### Additional / Material Information

- Mains Water, Gas, Electricity
- Local Authority is North Hertfordshire District Council
- Council tax Band F
- Additional Charges - £20 Per month service charge for The Green Management.
- Tenure – Freehold

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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