



31 Gun Road Gardens

Knebworth, SG3 6ED

Guide Price £650,000



5 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band D

A substantial five bedroom detached property within this desirable village. The property has undergone some recent works to include a fitted kitchen and new downstairs shower room but still offers potential for further improvements or extensions (STPP & necessary consents).

Accessed via a large driveway leading to large double garage with electric roller door. Downstairs the property offers a hallway, sitting room leading into conservatory, fitted kitchen with door to a utility room and a downstairs shower room. Upstairs are 5 bedrooms a family bathroom and separate W.C. Outside a generous sized rear garden.

Knebworth is a desirable village with a pretty High street offering a range of shops and facilities, infant and primary school and railway station with access to London and onward connections.

(EPC D, North Hertfordshire Authority , Council tax Band D, Please Note - The property has had spray foam insulation applied in the roof void, see agent for further details)



- Five Bedroom Semi Detached
 - Desirable Village location
 - Refitted Kitchen with Utility
 - Sitting room opening to Conservatory
 - Refitted Downstairs Shower room
 - Large Double Garage
 - Large Driveway
 - Good sized rear garden.
 - Scope for extensions (STPP & Consents)
-

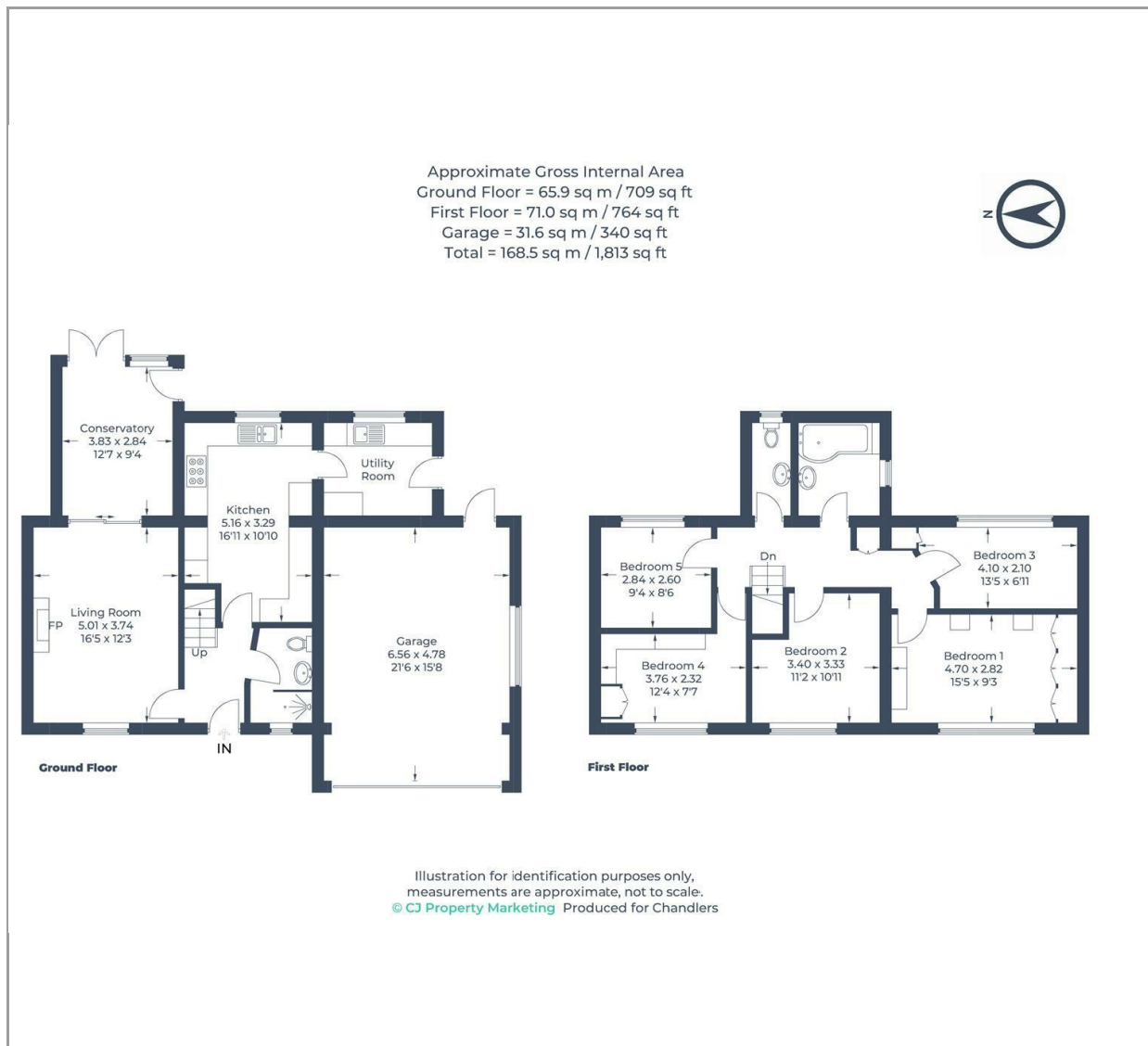






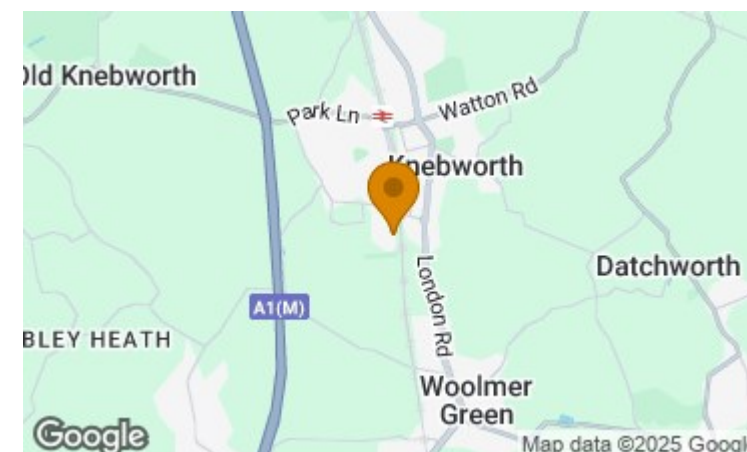






Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(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

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.

Chandlers Independent Estate Agents, 01438 356635 sales@chandlers-estates.co.uk