



Gun Lane, Knebworth

CHANDLERS

21a Gun Lane

Knebworth, SG3 6BJ
Guide Price £570,000



3 Bedrooms



3 Bathrooms



1 Reception Rooms



EPC Rating Band D

A beautifully designed three-bedroom detached family home nestled in the sought-after Hertfordshire village of Knebworth and a five minute walk of the railway station. Thoughtfully renovated by the current owners, this property combines modern elegance with contemporary fittings, creating an ideal home for family living.

Set back from the road, the property has an attractive frontage with a gravelled driveway, integrated spot lighting, and an outdoor EV charging point. Upon entering, a central hallway leads to the shower room, sitting room, and kitchen. The spacious sitting room offers a versatile living area, complete with ample space for a large dining table and a charming log-burning stove and marble surround, serving as the focal point of this inviting space.

The stylishly refitted kitchen features a range of wall and floor-mounted units, quartz work tops and flows seamlessly into a cleverly designed breakfast nook, complete with built-in box seating and storage. Adjacent to the kitchen is a partially converted utility area with access to the remaining garage, which could easily be restored to its full capacity.

Upstairs, three generously sized bedrooms await. The primary bedroom with a stunning en-suite wet room, enhanced by oversized tiles for a luxurious finish. The family bathroom, also recently renovated, features a freestanding bath and a coordinating suite.

The rear garden is mainly laid to lawn, with side access providing log storage and a raised decking area, perfect for outdoor entertaining.

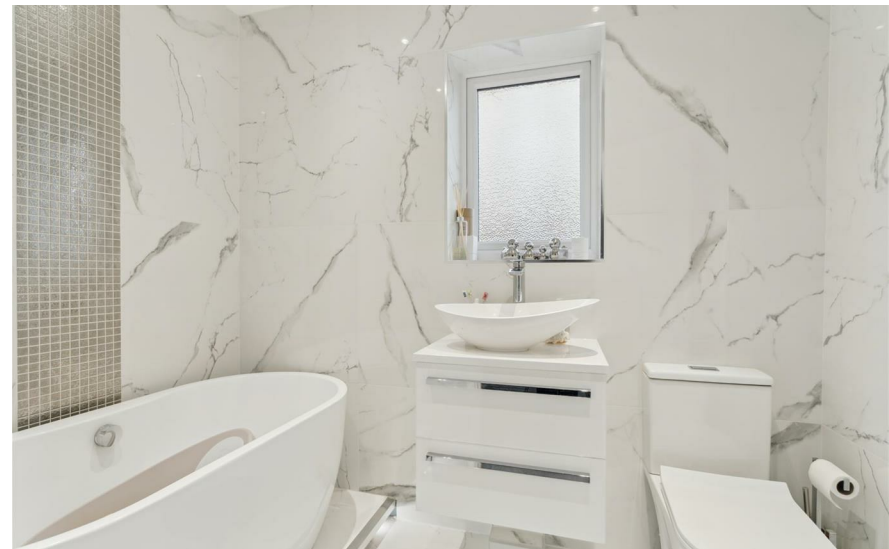
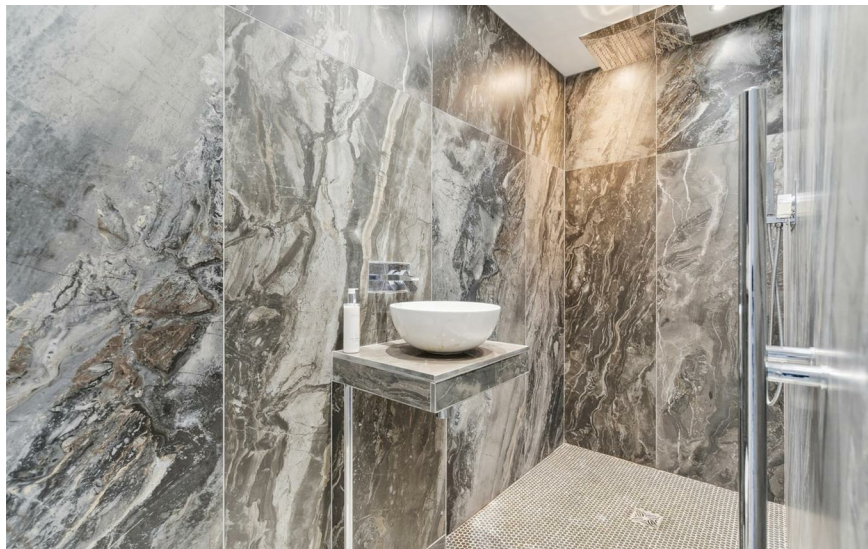
Knebworth is highly regarded for its excellent location, offering a railway station with direct links to London King's Cross. Additional transport connections include the nearby A1(M) and Luton Airport. The village itself is home to a charming High Street with a variety of shops and eateries, as well as a well-regarded primary school.(EPC Rating D - North Hertfordshire Council - Tax Band D)



- Three bedroom detached family home
 - Desirable Village location
 - Large Sitting / dining room
 - Refitted Kitchen / breakfast room
 - Downstairs shower room
 - Part converted garage providing utility area
 - Main bedroom with stunning wet room
 - Family bathroom
 - Enclosed rear garden with large decked seating area
 - Driveway to front
-







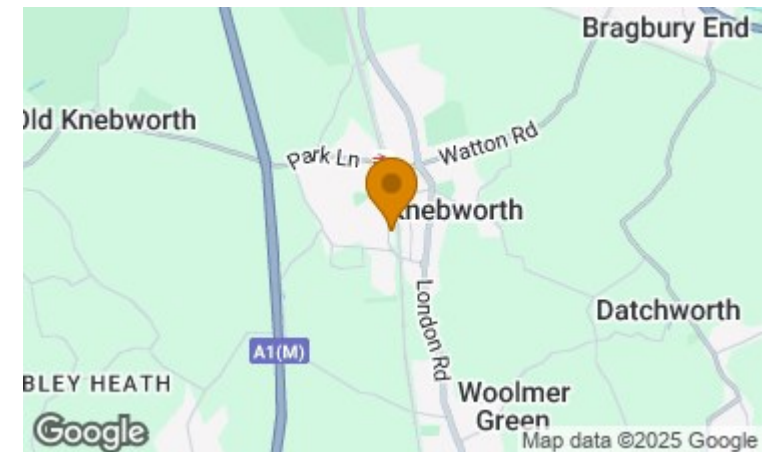






Additional/Material Information

- 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC