



Broom Grove, Knebworth

CHANDLERS

5 Broom Grove

Knebworth, SG3 6BZ
Guide Price £475,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

A very well presented three bedroom semi detached property within the desirable Hertfordshire village of Knebworth. The property benefits from a driveway for two cars to the front as well as a garden stretching to the side with potential for extension (Subject to planning and consents).

Accommodation comprises entrance porch, sitting room, fitted kitchen / dining room, three bedrooms and a family bathroom. The rear garden provides a large decked area and steps up to a lawn.

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 TBC - North Hertfordshire Council - Tax Band D)



- Popular Village Location
- Driveway to front
- Three bedroom semi-detached
- Scope for extensions (STPP)
- Entrance Porch
- Sitting Room
- Fitted Kitchen / Dining Room
- Family Bathroom
- Rear garden with decked area











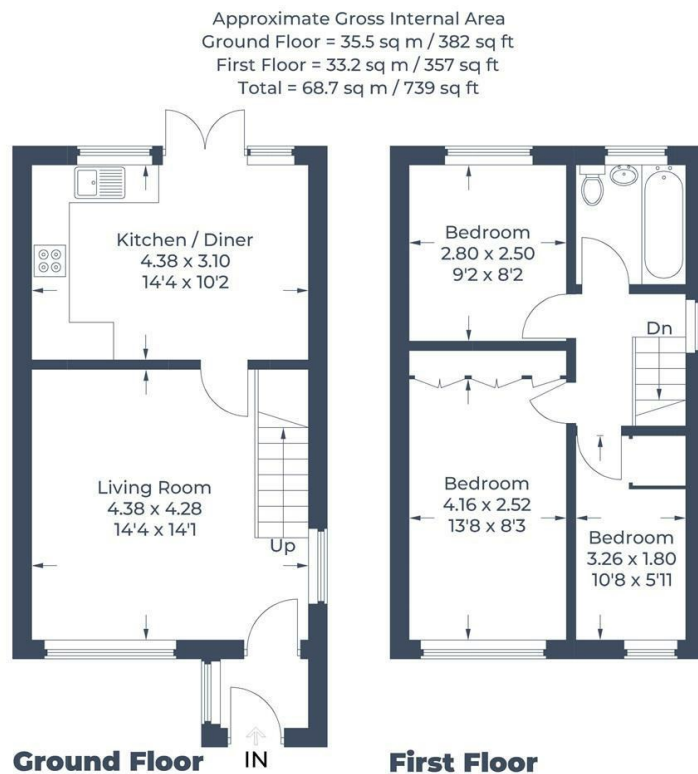


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Chandlers

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		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	