



Orchard Way, Knebworth

CHANDLERS

86 Orchard Way

Knebworth, SG3 6BU

Offers In Excess Of £475,000



3 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

A well-presented three-bedroom semi-detached home located in the desirable village of Knebworth, Hertfordshire. This property features a driveway to the side providing access to carport and single garage, along with a well-maintained garden.

The internal accommodation includes an entrance hall, a comfortable sitting room, a separate dining room, a fitted kitchen with rear door, three bedrooms, and a family shower room. The rear garden offers a pleasant patio space and mature shrub borders, creating a peaceful outdoor setting.

Knebworth is highly regarded for its excellent transport links, with a mainline railway station offering direct services to London King's Cross, and convenient access to the A1(M) and Luton Airport. The village also boasts a charming High Street with a range of shops and eateries, along with a well-regarded primary school. (EPC Rating C – North Hertfordshire Council – Tax Band D)



- Knebworth Village location
 - Walking distance of railway station and High Street
 - Three bedroom semi-detached
 - Driveway and garage
 - Entrance Hall
 - Sitting room leading to dining room
 - Conservatory
 - Upstairs shower room
 - Enclosed mature rear garden
 - Well presented
-











Approximate Gross Internal Area
 Ground Floor = 49.3 sq m / 531 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 103.1 sq m / 1,110 sq ft



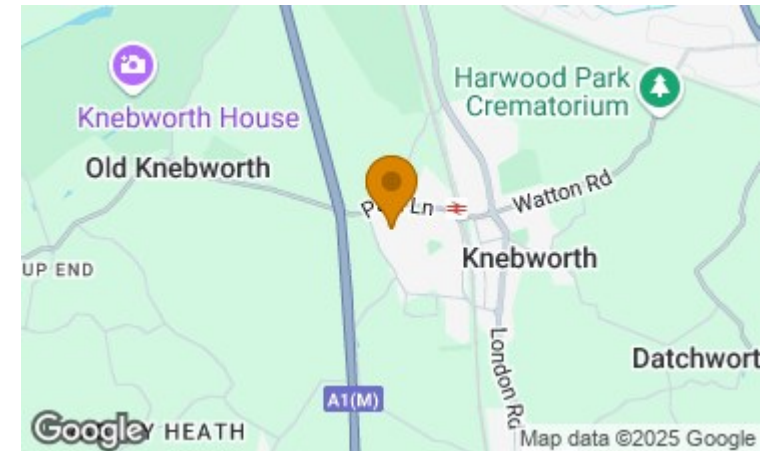
Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Chandlers

Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	