



mather
estates
independent agents

8 Knebworth Gate SG2 8DF
£400,000

 3  2  1

Garage and Parking | Semi-Detached | En-suite Shower Room | WC | 1.2 Mile Walk from Knebworth Train Station | 1.6 Mile Walk for Stevenage Train Station

A well maintained three bedroom semi-detached home in the cul-de-sac of Knebworth Gate, Stevenage.

A much loved family home the property is ideally situated for schooling with both primary and secondary schools within walking distance as well as both Stevenage and Knebworth Train Stations.

The property comprises a wide entrance hall with WC leading to a kitchen with breakfast bar and living/dining room with French doors to the rear. On the first floor the master bedroom boasts fitted wardrobes and en-suite shower room, there is a second double bedroom with fitted wardrobe, third bedroom and family bathroom.

To the rear is a low maintenance garden with social decking area and side gate access to the garage and allocated parking.

The property is freehold with a council tax band of D with Stevenage Borough Council.

The property further benefits from double glazed windows, a 5 year old combination boiler and carpets replaced approximately 4 years ago.

Stevenage is a town and borough in Hertfordshire boasting extensive travel links across the UK with benefits of both the Historic Old Town and New Town. The Old Town benefits from a good selection of restaurants and cafes, local businesses, Beauty Salons and Schools. The New Town, currently under regeneration, offers a wider range of shopping facilities, Bus Station, Library, Theatre and Arts Centre, Mainline Train Station and adjoining Leisure Complex with various restaurants and entertainment amenities. There is a comprehensive range of schooling throughout Stevenage along with Recreational Grounds, Fairlands Valley Activity Centre, and Stevenage Borough Football Club.











Entrance Hall

Entrance via wooden double glazed front door, tiled flooring, radiator, door to WC, entrance to kitchen/breakfast room, door to living/dining room, stairs to first floor.

WC

Double glazed window to front aspect, tiled flooring, dual flush WC, wash hand basin with vanity unit, radiator.

Kitchen/Breakfast Room

13'10" x 7'3"

Double glazed window to front aspect, tiled flooring, a range of wall and base units with worktop, breakfast bar, space for fridge/freezer, washing machine, tumble dryer, gas hob/oven, white ceramic sink with drainer, downlights, spotlights, tiled splashbacks.

Living/Dining Room

16'3" x 14'2"

Double glazed window to rear aspect, double glazed French doors to rear aspect, carpet, radiator, under stair storage cupboard.

Landing

8'7" x 6'3"

Carpet, doors to bedrooms, door to bathroom, loft hatch access.

Bedroom 1

12'6" x 10'8"

Double glazed window to front aspect, carpet, radiator, fitted wardrobes, storage cupboard, door to en-suite.

En-suite

8'6" x 3'2"

Dual flush WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, half tiled walls, radiator.

Bedroom 2

11'8" x 7'7"

Double glazed window to rear aspect, carpet, radiator, fitted wardrobe.

Bedroom 3

8'8" x 6'3"

Double glazed window to rear aspect, carpet, radiator.

Bathroom

5'7" x 7'7"

Double glazed window to side aspect, dual flush WC, wash hand basin with mixer tap, panel bath with handheld shower, tiled flooring, half tiled walls, radiator.

Garage

Garage at end of bloc, up and over door.

Parking

One allocated parking space adjacent to the garage.

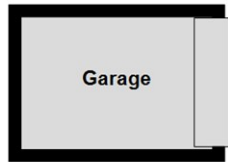
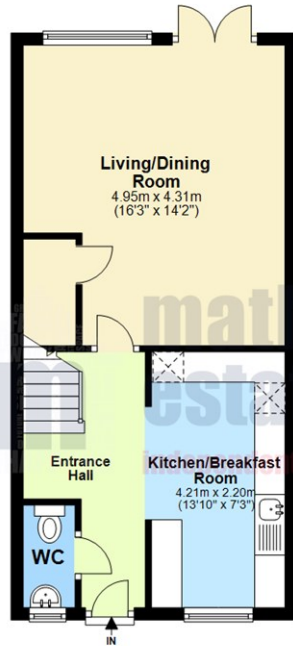
Garden

Decking area, lawn, concrete raised planters, outside tap, side gate access.

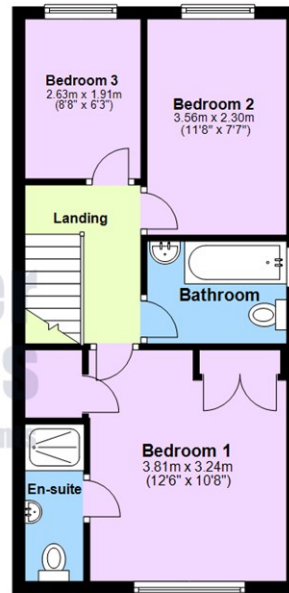
Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Ground Floor



First Floor



Total area: approx. 86.7 sq. metres (933.4 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
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