



# 3 Church Place

New Close, Knebworth, Hertfordshire, SG3 6NX

Gavin Mills  
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UK



# 3 Church Place

Guide Price £635,000

A well presented three double bedroom Mews style property conveniently situated within close proximity to the village centre and mainline train station.

Constructed in 2000, the property is just one of three homes set within this walled courtyard, mews style development. The property has accommodation of 1395 sq.ft set over two floors along with off street parking for two vehicles and a south facing rear garden.

To the first floor, there are three double bedrooms, all of which have generous built-in wardrobes and storage. The master bedroom has an en-suite bathroom and the further two bedrooms are serviced via a shower room.

## Outside

To the front of the property, there is a block paved driveway with off-street parking for two vehicles. To the rear, the south-facing garden is laid to a paved patio seating area and lawn with mature flower and shrub beds and borders.

## Location

Knebworth has a busy and well appointed village high street offering a wide range of local amenities and is conveniently positioned for access to its neighbouring towns of Welwyn Garden City, Hertford, Stevenage and Hitchin.

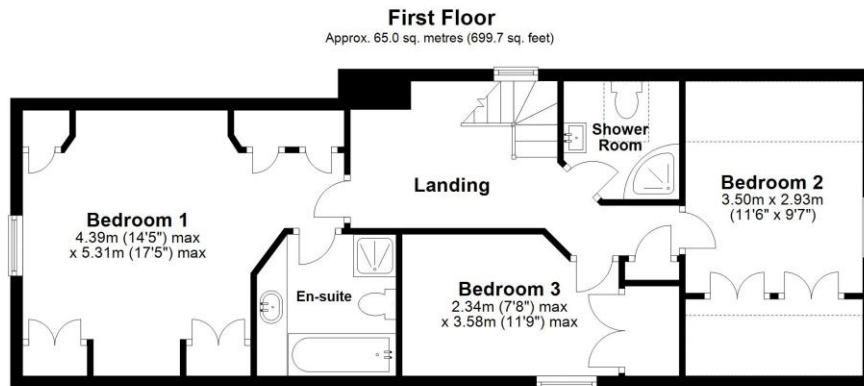
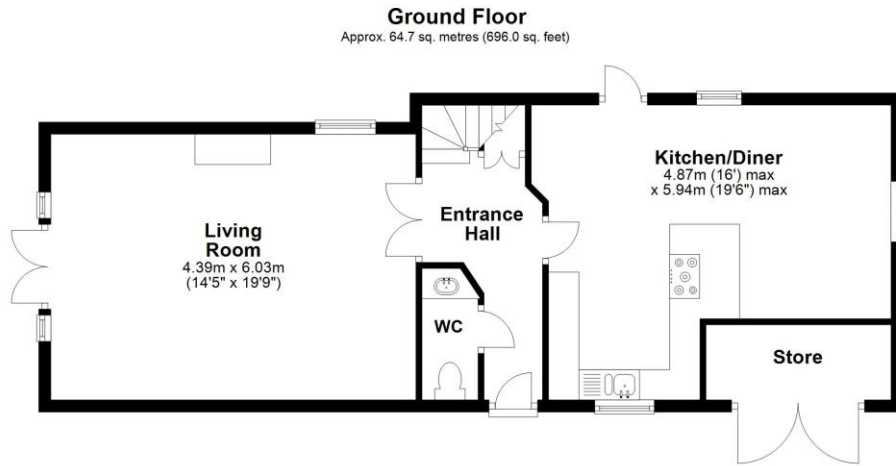
## Accommodation

To the ground floor, the property has spacious entrance hall with stairs rising to the first floor and access to the WC. The dual-aspect sitting room has a feature fireplace and a range of built-in storage /display units. There are glazed patio doors leading out to the rear garden.

The kitchen/dining room has been remodelled and refitted by the present vendors, taking additional space from the former integral garage to create a fantastic entertaining space. A portion of the former garage remains as a storage area, accessed via the original garage door.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 129.7 sq. metres (1395.7 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.