



Orchard Way, Knebworth, Hertfordshire, SG3 6BU

Price Guide £575,000



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# Orchard Way

Knebworth, SG3 6BU

- Four Bedrooms ( 3 Doubles)
- Two Storey Side Extension
- Large Family Room
- Downstairs Cloakroom
- Detached Garage and Parking
- Semi Detached House
- Master Bedroom with Ensuite
- Spacious Lounge/ Dining Room
- Kitchen With Appliances
- Well Maintained Secluded Garden

Alexander Bond and Company are delighted to offer for sale the freehold of this deceptively spacious four bedroom semi detached house situated on a corner plot and located on the edge of Knebworth close to open countryside.

The house is offered in good order and offers an excellent standard of versatile family accommodation. Comprises on the ground floor: An entrance hall, cloakroom, utility room, kitchen with integrated appliances, spacious family room, separate lounge and a dining room. Upstairs there are three good sized double bedrooms and a good sized single bedroom. Off the master bedroom there is an ensuite shower room and you will also find a family bathroom.

Outside to the front there is a driveway that provides off street parking and there is additional parking to the rear in front of the garage. The secluded rear garden has been carefully maintained and improved by the present owners, there are two patio areas and a variety of established plants and shrubs. Call now to arrange your viewing!



#### ENTRANCE HALL

Access via oak effect double glazed front door with double glazed window to side, ceramic tiled floor, steps down to:

#### UTILITY ROOM

6'11" x 6'6" (2.11m x 1.98m)  
Quarry tiled floor, opaque double glazed door and windows, stainless steel single drainer sink unit with mixer tap, tiled splash backs, space for fridge / freezer, plumbing for an automatic washing machine, wall cupboards, work top surfaces, wall mounted boiler serving central heating and hot water.

#### CLOAKROOM

Opaque double glazed window to front, low level WC, hand wash basin, ceramic tiled floor.

#### INNER HALL

Stairs off to first floor, double radiator, built in under stairs cupboard.

#### FAMILY ROOM

17' 1" x 13'3" (5.18m 0.30m' x 4.04m)  
Laminate wood strip flooring, two radiators, double glazed French door to rear garden.

#### KITCHEN

10'11" x 7'1" (3.33m x 2.16m)  
Three double glazed window to rear, one and half bowl inset sink unit with mixer tap, granite effect work top surfaces, Oak effect units comprising of wall and base units with steel handles, pull out storage shelves, built in AEG induction hob and fitted cooker hood, integrated Electrolux microwave, concealed under wall unit lighting, part tiled walls, integrated 'John Lewis' dishwasher, wine rack, integrated fridge, Built in double oven, wood panelled ceiling with inset ceiling spot lights, double glazed door to rear garden.

#### LOUNGE

13'1" x 10'7" (3.99m x 3.23m)  
Double glazed bay window to front, gas coal effect fireplace, wood flooring, radiator.

#### DINING ROOM

10'11" x 9'4" (3.33m x 2.84m)  
Double glazed patio sliding doors to rear garden, radiator, wood flooring, fitted work station with desk, built in cupboards.





#### **STAIRS & LANDING**

Double glazed window to rear, glass block screen, access to loft with a drop down ladder.

#### **BEDROOM ONE**

17'1" x 9'11"  
Dual aspect double glazed windows, range of fitted wardrobes, fitted dressing table, inset ceiling spot lights, radiator.

#### **ENSUITE SHOWER**

Fitted shower cubicle with folding doors, wall mounted mixer controls with shower attachment, low level WC with concealed cistern, hand wash basin with mixer tap and cupboard under, vinyl flooring, inset ceiling spotlights, extractor light, panelled ceiling.

#### **BEDROOM TWO**

12'9" x 9'10" (3.89m x 3.00m)  
Double glazed window to front, laminate wood flooring, fitted wardrobes with mirror fronted sliding doors, radiator.

#### **BEDROOM THREE**

10'5" x 9'1"  
Double glazed window to rear, laminate wood strip flooring, fitted wardrobe with sliding doors, radiator.

#### **BEDROOM FOUR**

9'5" x 6'8" (2.87m x 2.03m)  
Double glazed window to front, built in cupboard, radiator.

#### **BATHROOM**

Opaque double glazed window to rear, fitted bath with mixer tap, wall mounted shower with mixer controls and attachment, low level WC, hand wash basin with mixer tap, fully tiled walls, slate effect floor tiles.

#### **OUTSIDE**

Front: Blocked paved driveway providing private off street parking, hedged borders, brick wall, gated side access, outside lighting, step up to front door.

Rear: Well presented secluded garden with two patio areas, lawn, outside lighting, close board fencing, screened hedging, path at side of the house leading to gated access, outbuilding/ store with double glazed sliding door, power and light, further storeroom located at rear of outbuilding with light.

Detached Garage: Measure 16ft 6ins long x 9ft wide metal up and over door, power and light.

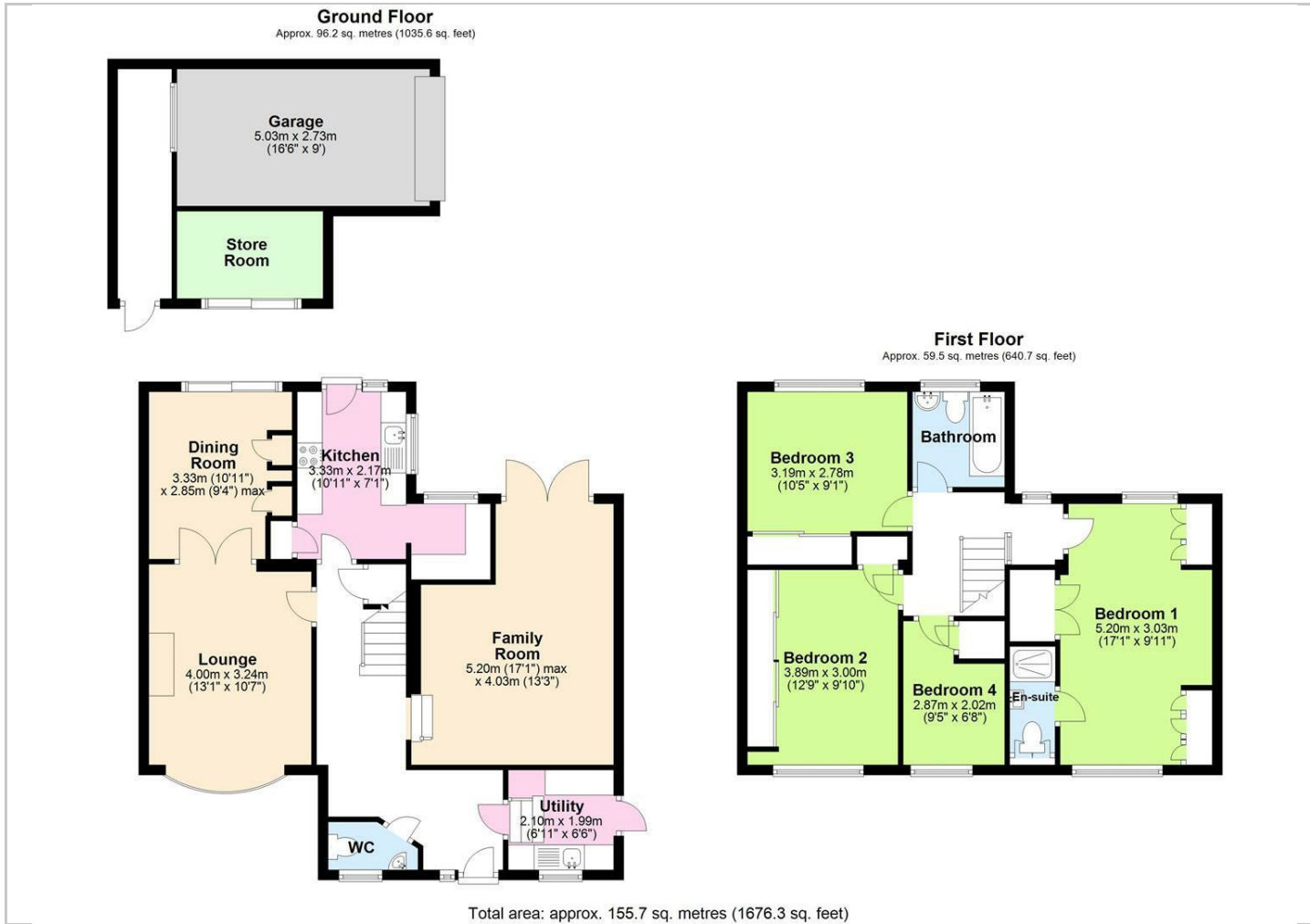
## **Directions**

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline railway station enables access to London Kings Cross in around 25/35 minutes.

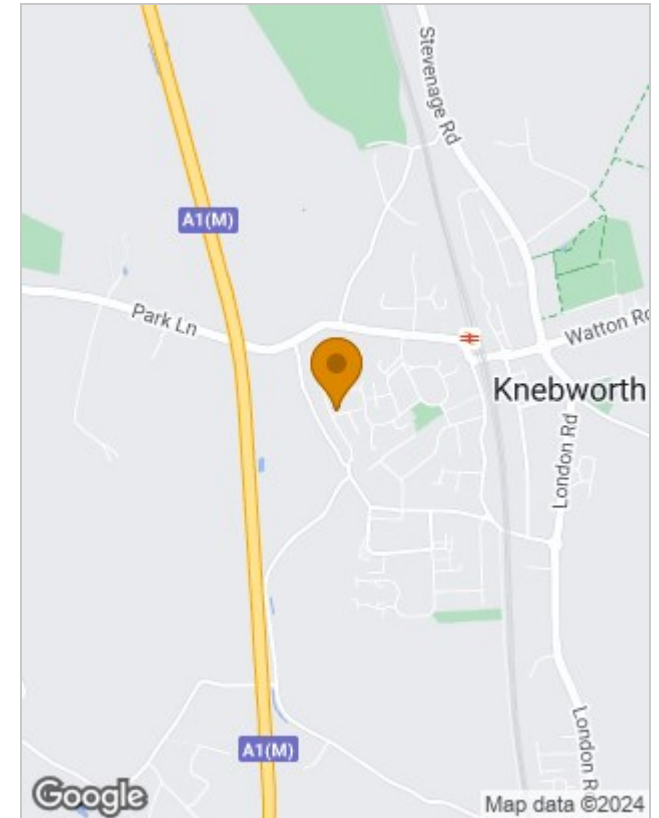




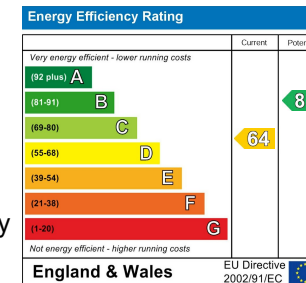
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.