

# Alexander Bond & Company

Estate Agents | Property Management



Wadnall Way, Knebworth, Hertfordshire, SG3 6DU

Asking Price £785,000



4



3



3



C



# Wadnall Way

## Knebworth, SG3 6DU

- Beautifully Presented Detached House
- Two Ensuite Shower Rooms
- Located Close to Open Countryside
- Spacious Lounge with Cast Iron Log Burning Stove
- Large Secluded Rear Garden
- Four Very Good Sized Double Bedrooms
- Individually Built to a High Specification
- Fabulous 'Crown' Fitted Kitchen with Quality Integrated Appliances
- Study and Utility Room
- Attractive Block Paved Driveway

We are pleased to present for sale the freehold of this immaculately presented four-bedroom detached house. This unique property, constructed approximately 15 years ago by a well-regarded local builder to exacting standards, offers a superb standard of family living.

On the ground floor, you'll find a generously sized reception hall, an office, a convenient downstairs cloakroom, a utility room, and an expansive, open-plan kitchen/dining area with high-quality integrated appliances. Additionally, there's a separate living room that provides views of the rear garden and features an almost brand-new cast iron log-burning stove.

Heading upstairs, you'll be greeted by a large, luminous landing offering countryside vistas. Four spacious double bedrooms await, with two of them benefiting from ensuite shower rooms. A family bathroom completes the upper level.

Outside, a block-paved driveway at the front accommodates private off-street parking for up to three cars, while the rear of the property boasts a substantial and secluded garden. We highly recommend an internal viewing.

Nestled on Wadnall Way, this property resides on the outskirts of Knebworth, bordering open countryside yet conveniently close to the village centre Knebworth offers an array of amenities, including a highly regarded primary school, a doctor's surgery, and local shops. Transportation links are readily accessible, with Knebworth mainline station a mere five-minute walk away, offering a swift 24-minute train journey to London Kings Cross. Additionally, the A1(M) junction 7 is just over a mile from the property, enhancing its connectivity.



### ENTRANCE HALL

Access via front door, tiled floor with underflooring heating, inset ceiling spots, stairs off to first floor, built in under stairs cupboard.

### CLOAKROOM

Low level WC, hand wash basin, tiled floor with underfloor heating, extractor fan.

### UTILITY ROOM

8'9" x 5'7" (2.67m" x 1.70m")  
Fitted work top with a circular stainless steel sink unit and mixer tap, extractor fan, wood effect flooring, vented for a tumble dryer, plumbing for a washing machine, extractor fan, wall mounted 'Ideal' boiler serving central heating and hot water, wood effect flooring with under floor heating.

### OFFICE

11'11" x 9'8" (3.63m" x 2.95m")  
Double glazed window to front, wall mounted electric heater, wood effect flooring, cupboard housing consumer/ fuse box.

### LIVING ROOM

19'1" x 12'11" (5.82m" x 3.94m")  
Double glazed French doors opening onto rear outside patio, double glazed windows either side of French doors, cast iron log burning stove with mantle and hearth, inset ceiling spot lights, Virgin Media point.

### KITCHEN/ DINING ROOM

31'10" x 9'10" (9.70m" x 3.00m")  
Kitchen area: A 'Crown' re-fitted kitchen fitted approximately three years ago with an extensive range of fitted cupboards, a wooden work top surface plus a Quartz breakfast bar with a routed drainer and a stainless steel one and a quarter bowl sink unit with mixer tap, fitted wall and base units with pan drawers, under unit lighting, grey gloss brick effect tiling, wine cooler, integrated 'Bosch' dishwasher, integrated 'Samsung' fridge/freezer, fitted induction hob, integrated 'Bosch' stainless steel double oven, fitted stainless steel and glass cooker hood, double glazed window to front, tiled floor with underfloor heating.

Dining Area: Tiled floor with underfloor heating, double glazed French doors opening onto an artificial grassed area, double glazed window to side, double glazed door to side passage that leads to the front and rear garden gate.





#### **STAIRS & LANDING**

A spacious and bright landing area with large built in airing cupboard housing a stainless steel 'Mega Flow' hot water cylinder and slatted shelving, access to an insulated loft with partial boarding, power and light, double glazed window to side with an open outlook onto countryside, inset ceiling spot lights.

**MASTER BEDROOM** 18'6" x 10'5" (5.64m" x 3.18m")  
Double glazed window to front, radiator, satellite cable lead.

#### **ENSUITE SHOWER ROOM**

Opaque double window to side, pedestal hand wash basin with mixer tap, low level WC, fitted double shower enclosure with mains powered rainfall shower and wall mounted mixer control, heated towel rail, fully tiled walls, tiled floor, inset ceiling spot lights, extractor fan.

**BEDROOM TWO** 12'11" x 12'8" (3.94m" x 3.86m")  
Two double glazed windows to front, radiator.

#### **ENSUITE SHOWER ROOM**

Fitted shower cubicle with mains powered shower and mixer control, low level WC, pedestal hand wash basin with mixer tap, heated towel rail, fully tiled walls, tiled floor, inset ceiling spotlights, extractor fan.

**BEDROOM THREE** 12'11" x 10'11" (3.94m" x 3.33m")  
Double glazed window to rear, radiator.

**BEDROOM FOUR** 12'3" x 10'5" (3.73m" x 3.18m")  
Double glazed window to rear, radiator, range of fitted wardrobes.

#### **FAMILY BATHROOM**

Fitted panelled bath with side mounted taps, low level WC, hand wash basin with mixer tap and storage under, fitted shower cubicle with mains powered shower and wall mounted mixer control, fully tiled walls, double glazed roof window, inset ceiling spot lights, heated towel rail,

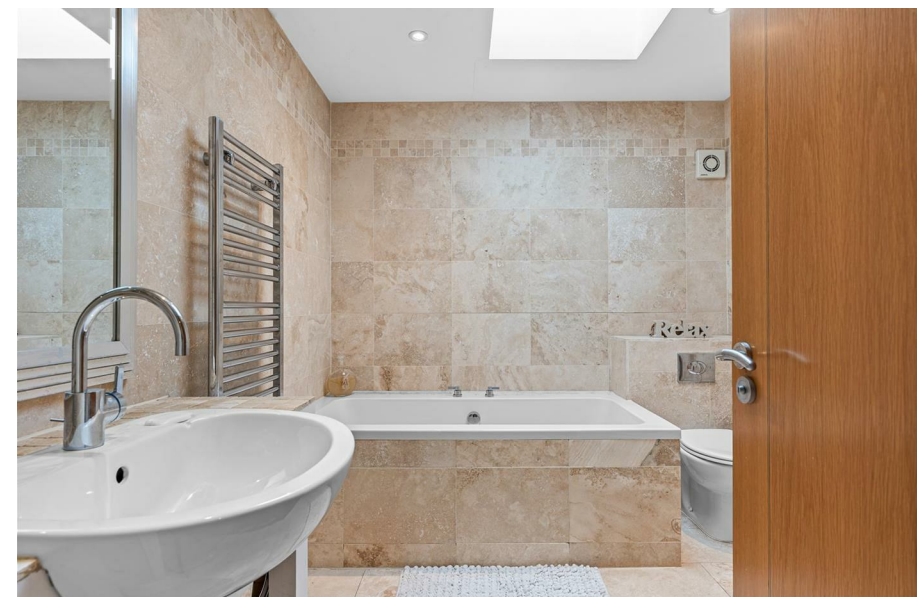
#### **OUTSIDE**

**FRONT:** Block paved driveway providing private off street parking for three cars, hedged borders, outside lighting, path at side leading to rear garden.

**REAR:** A large secluded garden with a raised paved patio area with steps leading down to lawn, hedged borders with close board fencing, flower and shrub beds, outside lighting, artificial grassed area, gated access to side, large timber shed.

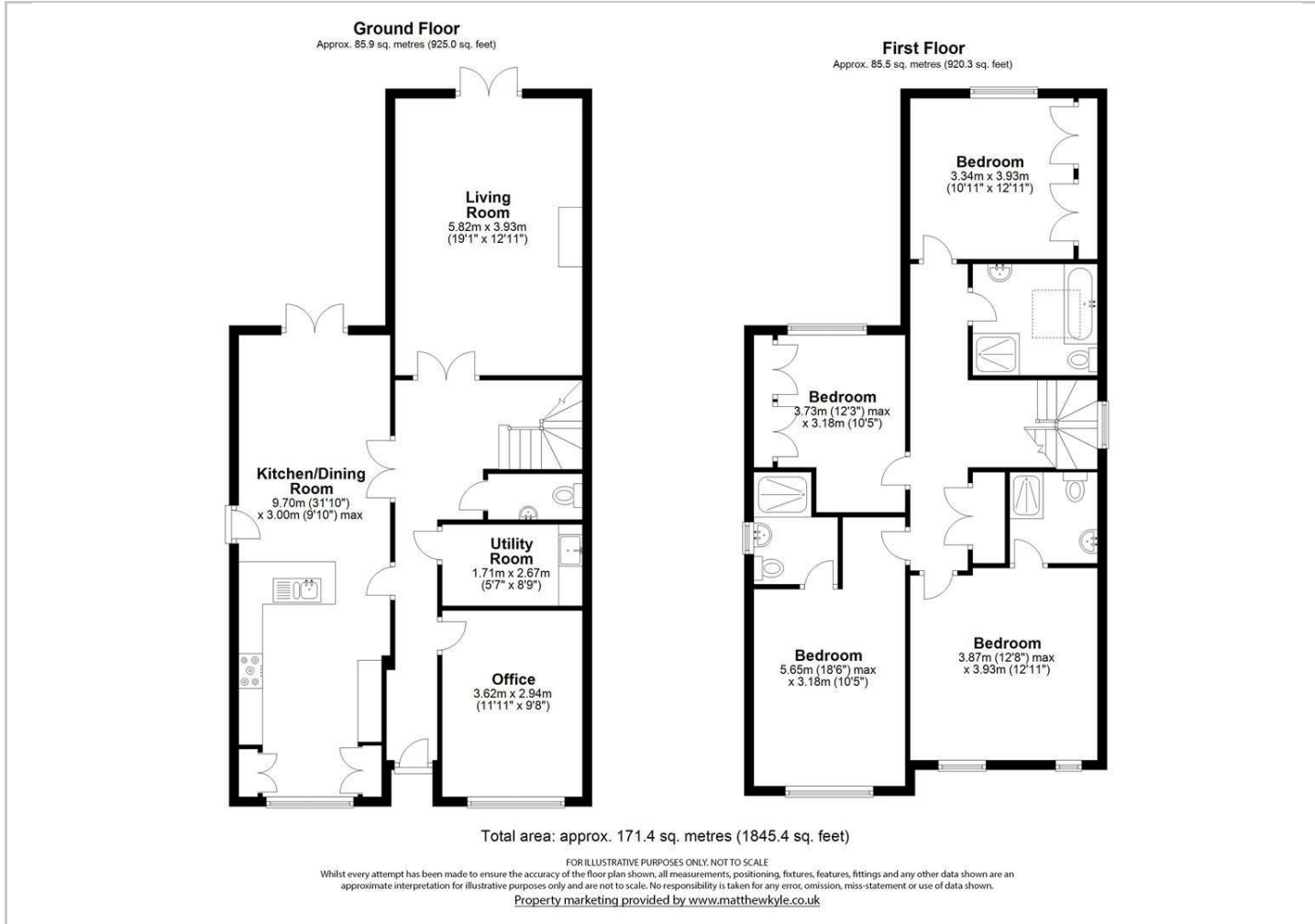
## **Directions**

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



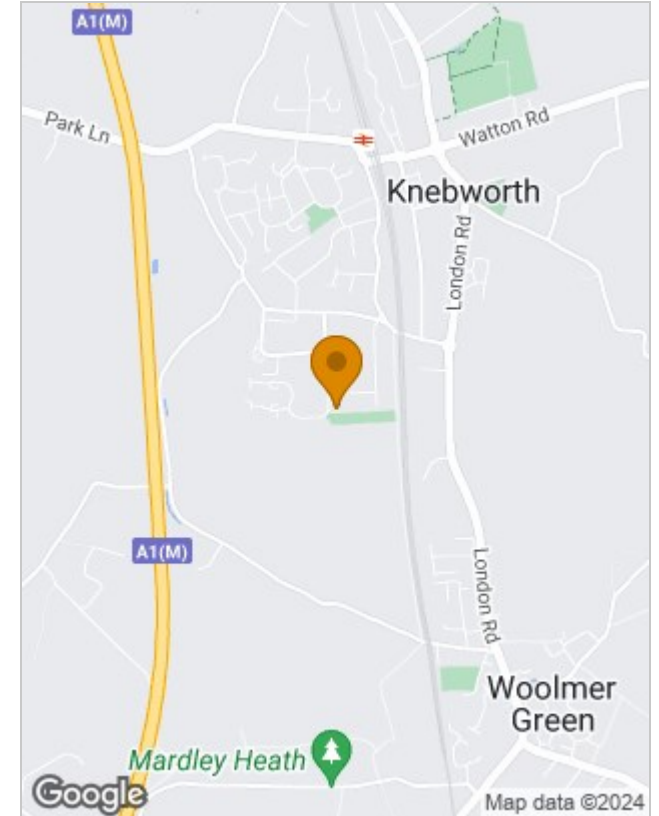
## Viewing

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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB  
Tel: 01438 811511 Email: [sales@abcproperties.co.uk](mailto:sales@abcproperties.co.uk) <https://www.abcproperties.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	85
(69-80) C			
(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	

