

Alexander Bond & Company

Estate Agents | Property Management



Broom Grove, Knebworth, Herts, SG3 6BQ

Guide Price £350,000





Broom Grove

Knebworth, SG3 6BQ

- Two Double Bedrooms
- Lounge/Dining Room
- Popular Location
- Garage
- Front and Rear Gardens
- End of Terrace House
- Re-Fitted Kitchen
- Double Glazing
- Bathroom With Power Shower

We are pleased to present for sale this end-of-terrace house featuring two double bedrooms, located in a well-regarded development constructed in the mid-seventies. It is located on the edge of Knebworth village, close to open countryside, and within walking distance of the mainline railway station and amenities. The ground floor features an entrance lobby, a spacious lounge/dining room, and a recently renovated kitchen equipped with appliances. On the first floor, there are two generously sized bedrooms and a modernised bathroom with a power shower. The property includes gardens at the front and rear, with a garage situated to the rear of the garden. Internal viewing is highly recommended.



ENTRANCE LOBBY

Access via UPVC double glazed front door, ceramic tiled floor, built in cupboard housing fuses, half glazed door to:

LOUNGE/ DINING ROOM

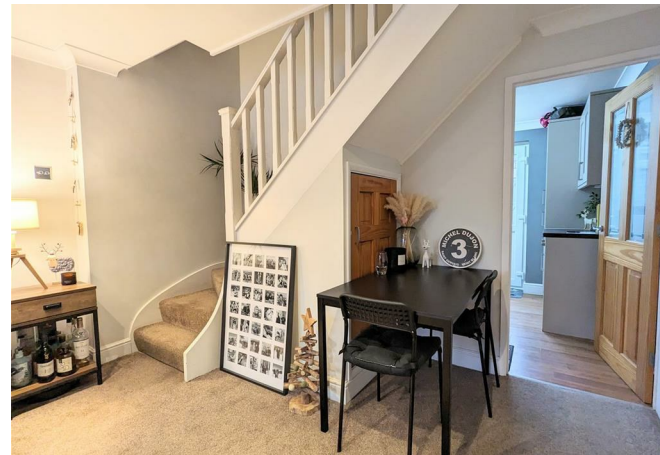
Double glazed picture window to front, two double radiators, inset ceiling spotlights, built in under stairs cupboard, Virgin Media point, stairs off from first floor.

RE- FITTED KITCHEN

A recently installed kitchen with built in appliances to include a stainless steel electric oven, ceramic hob and a stainless steel cooker hood over, integrated dishwasher integrated fridge/ freezer, stainless steel sink unit with drainer and swan neck mixer tap. Fitted wall and base units with soft closure doors, drawers and large chrome handles, part tiled walls, wood strip flooring, under wall unit lighting, wall mounted 'Potterton' boiler enclosed in matching cupboard serving central heating and hot water, double glazed windows and door to rear garden.

STAIRS & LANDING

Access to insulated and partly boarded loft with light and drop down ladder.





BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to rear, radiator, built in airing cupboard housing lagged hot water tank.

BATHROOM

Moder white bathroom suite comprising of a panelled bath with side mounted mixer tap, pedestal hand wash basin, low level WC, inset ceiling spot lighting, fitted power shower, opaque double glazed window to side, fully tiled walls, ceramic tiled floor, heated towel rail.

OUTSIDE

Front: Open plan garden with lawn, path leading to front door, gate at side leading onto rear garden,

Rear: Westerly facing aspect, patio area, laid mainly to lawn with raised flowerbed, path to side leading to gate at the front, wooden store with fitted shelving.

GARAGE

Located in the car parking area to the rear of the property. It has a metal up and over door. (see photo)

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



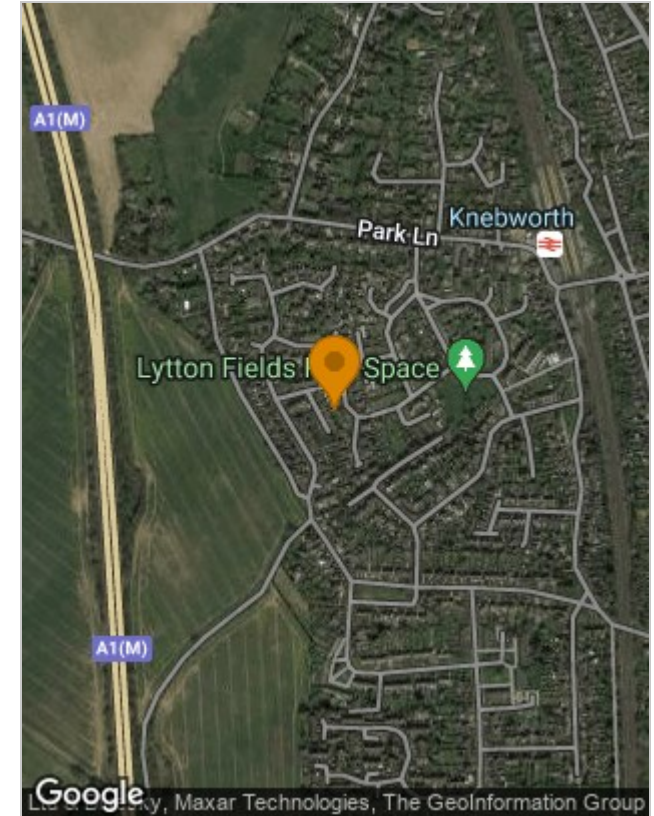
Viewing

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 <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

