

Alexander Bond & Company

Estate Agents | Property Management



Gun Lane, Knebworth, Hertfordshire, SG3 6BJ

Guide Price £450,000





Gun Lane

Knebworth, SG3 6BJ

- Two Bedroom Semi-Detached Red Brick Victorian Cottage
- Lots of Charm & Character Throughout
- Close To Train Station & Village Shops
- Extensive Patio Area
- INTERNAL VIEWING A MUST!
- Beautifully Presented
- Good Sized Rear Garden
- Off Street Parking for Two Cars
- Modern Four Piece Bathroom Suite

Alexander Bond & Co are pleased to offer for sale the freehold of this tastefully presented & charming character two bedroom Victorian semi-detached red brick cottage. Situated on the edge of the conservation area and having views across the green to the front. The house offers an excellent standard of living accommodation. Comprising on the ground floor: an entrance hall with stairs to the first floor, a spacious lounge/ dining room with an attractive red brick fire place and cast iron log burning stove, traditional style country style kitchen with solid wood work tops, routed drainer and deep Butler style sink with a swan necked mixer tap. Upstairs on the first floor there is a re- fitted bathroom with a four piece suite including a panelled bath and separate shower cubicle , two good sized bedrooms and classic solid stripped pine doors. There is also a very useful loft room with Velux windows. Outside to the front there is a driveway providing private off street parking with electric charging point, gated side access leading to a good sized rear garden with an extensive patio area and large raised bed with vertically positioned wooden sleepers.

INTERNAL VIEWING IS HIGHLY RECOMMENDED!



ENTRANCE HALL

Access via hardwood front door, stairs off to first floor, exposed wooden floorboards, column style radiator.

DINING ROOM 13'1" '0" x 10'1" (3.99 0.00 x 3.07)

Georgian double glazed window to front with window shutters, picture rail, column style radiator, stripped pine door, built in under stairs cupboard, solid wood flooring, inset ceiling spotlights.

LOUNGE 14'7" x 11'4" (4.45 x 3.45)

Feature red brick fireplace, a cast iron log burning stove with an oak mantle and slate hearth, built in under stairs cupboard, Georgian style double glazed window, picture rail, pine stripped door, solid wood flooring, inset ceiling spot lights, column style radiator.

KITCHEN 13'8" x 7'4" (4.17 x 2.24)

Attractive Cottage style kitchen with solid wood work top surfaces and a routed drainer, range of wall and base units, Butler sink with a swan necked mixer tap, vaulted ceiling, quarry tiled floor, integrated washing machine, Integrated slimline dish washer, stainless steel cooker hood, stainless steel range cooker, white brick effect tiling, inset ceiling spot lights, door with leaded light glazed panel to rear garden.

STAIRS & LANDING

Dado rail, heavy duty hard wood straight flight ladder to loft room.

Loft Room: Two double glazed Velux windows, exposed brick wall, fitted cupboards.





BEDROOM ONE 11'2" x 10'1" (3.40 x 3.07)
Georgian double glazed window to front with fitted window shutters, ornamental fireplace, picture rail, fitted floor to ceiling double wardrobe, vertical designer radiator.

BEDROOM TWO 11'5" x 7'10" (3.48 x 2.39)
Georgian double glazed window to rear, ornamental fireplace, picture rail, column style radiator.

BATHROOM 8'1" x 6'0" (2.46 x 1.83)
Opaque double glazed window to rear, re-fitted four piece bathroom suite comprising of a panelled bath with wood surround and side mounted mixer tap and shower attachment, hand wash basin with cupboard under, low level WC, with a chrome low level pipe, fitted shower cubicle with wall mounted mixer control and shower attachment and fixed overhead rainfall shower, heated towel rail, tiled around shower and bath, tiled flooring,

OUTSIDE
Front: gravelled driveway providing off street parking for two cars, canopy porch, electric charging point for car, double gate to side leading to rear garden.

Rear: Extensive paved patio area, outside tap, outside power point, timber shed with power, gated access to front, fenced borders,

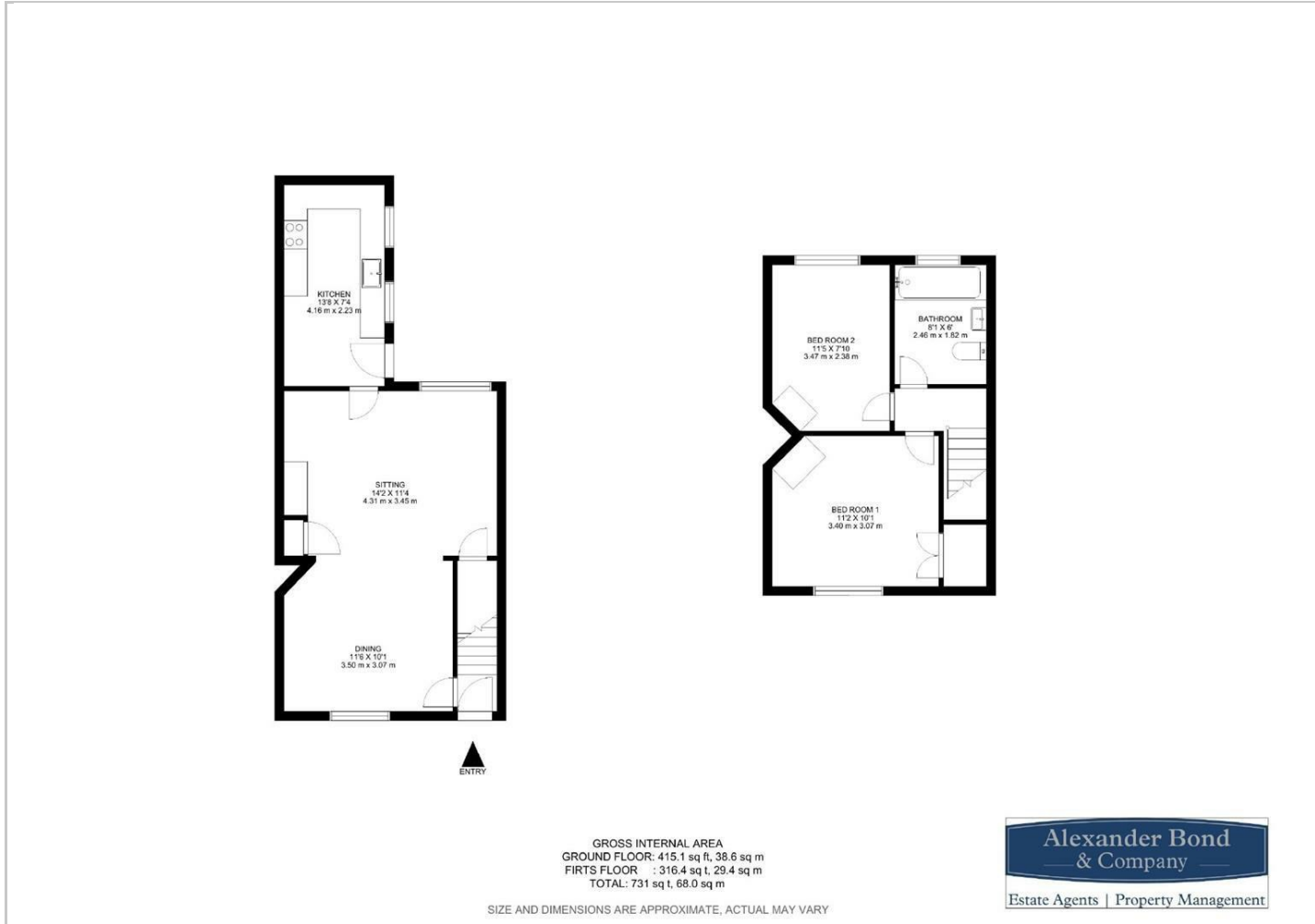
Directions

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.

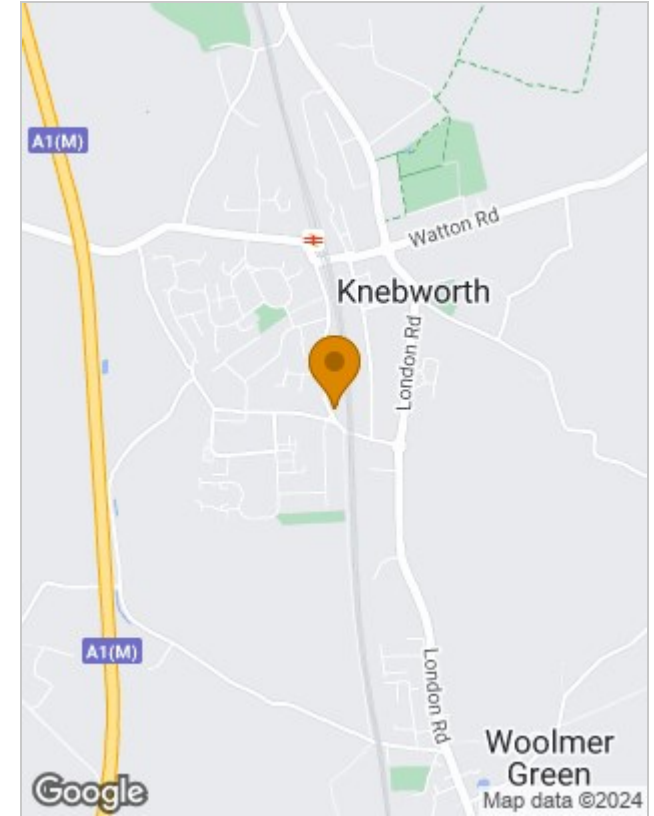




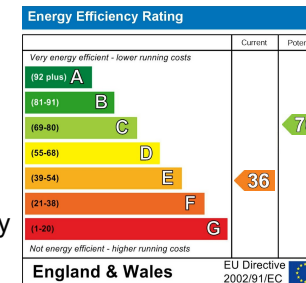
Floor Plans



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.

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