

# Alexander Bond & Company

Estate Agents | Property Management



New Close, Knebworth, SG3 6NU  
Offers In The Region Of £525,000





# 1 New Close

Knebworth, SG3 6NU

- Detached Bungalow
- Large Corner Plot
- Plenty of Scope for Further Development
- Two Very Spacious Bedrooms
- Garage & Plenty of Parking
- No Upward Chain
- Desirable Location Close to Amenities
- Gas Central Heating to Radiators
- Lounge/Dining Room
- Viewing Highly Recommended

Alexander Bond & Company are delighted to offer for sale this 'Chain Free' two bedroom detached bungalow that sits on a good sized plot and offers the aspiring buyer the opportunity further scope for development, This is a rare opportunity as properties of this nature rarely come onto the market and with its tremendous potential we recommend early viewing to fully appreciate this.

The bungalow currently comprises of a reception hall, kitchen, lounge, dining area, inner hallway, two very good sized double bedrooms, bathroom and a separate WC. Outside to the front there is a garage with power and light, a deep frontage with garden area and parking area and to the rear again a good sized garden with established trees and shrubs.

New Close has a good mixture of private residential housing and ideally located just a short walk away from open countryside, yet it remains conveniently close to the village centre of Knebworth, which offers a range of amenities, including a highly regarded primary school, a doctor's surgery, and local shops. Transportation links are easily accessible, with Knebworth mainline station just a five-minute walk away, offering a quick 24-minute train journey to London Kings Cross. Furthermore, the A1(M) junction 7 is a little over a mile from the property, providing excellent connectivity.



## ENTRANCE HALL

Access via hardwood front door, double glazed window to side, double radiator, wall mounted thermostat.

## KITCHEN

Double glazed window, fitted wall and base units with drawers and cupboards, work top surfaces, stainless steel single drainer sink unit with mixer tap, built in larder cupboard, radiator, strip light, wall mounted 'Glow worm' gas fired boiler, part tiled walls, plumbing for a washing machine, cooker point, door to outside.

## LOUNGE

Double glazed windows, red brick fire place, two radiators.

## DINING ROOM

Double glazed window, radiator.

## INNER LOBBY

Access to insulated loft with light and partial boarding.

## BEDROOM ONE

Dual aspect double glazed windows. two radiators.





### **BEDROOM TWO**

Double glazed window, double radiator.

### **BATHROOM**

Opaque double glazed window, fitted panelled bath with mixer tap, pedestal hand wash basin, part tiled walls.

### **SEPERATE WC**

Opaque double glazed window, low level WC.

### **GARAGE & PARKING**

Semi detached garage with power and light, metal up and over door,

Parking on concrete driveway to the front of the garage plus additional parking on crazy paved area to the side of the property.

### **GARDENS**

Front : Deep frontage with established trees, plants and shrubs, picket fence, outside lighting gated access to the side.

Side: Path leading to rear garden and gate to the front.

Rear: Good sized garden, laid mainly to lawn, gravelled beds, timber shed.

### **Directions**

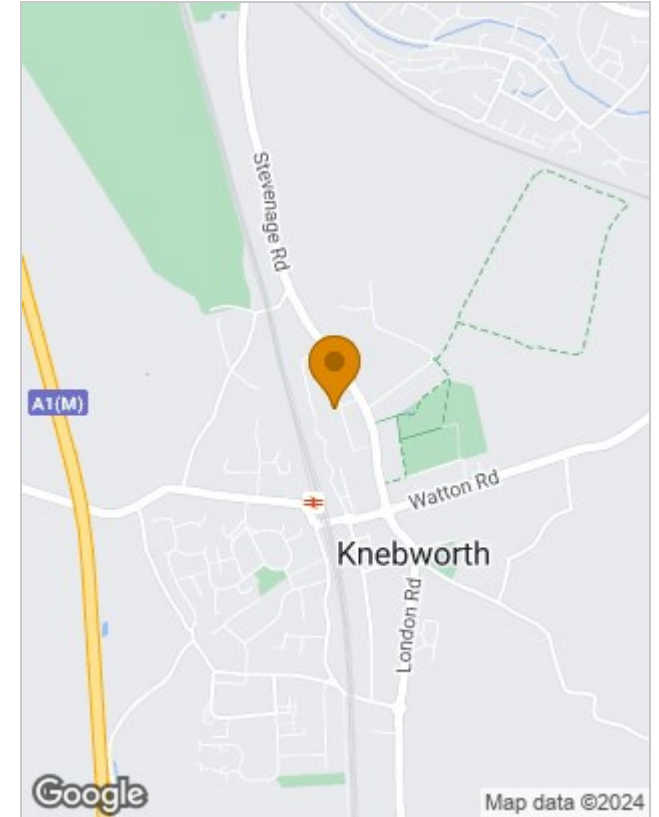




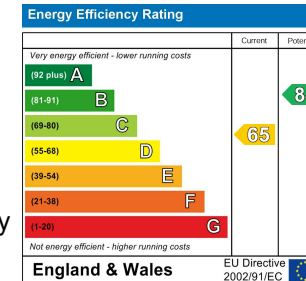
## Floor Plans



## 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.