

# Alexander Bond & Company

Estate Agents | Property Management



New Close, Knebworth, Hertfordshire, SG3 6NU

Guide Price £600,000



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# 29 New Close

Knebworth, SG3 6NU

- Beautifully Presented Throughout
- Kitchen/ Family Room with Island
- Spacious Lounge
- Downstairs Cloakroom
- Large South West Facing Garden
- Extended Three Bedroom Semi Detached House
- Much Sought After Location
- Re- Fitted Bathroom with Rolled Top Bath & Shower
- Plenty of Off Street Parking
- Internal Viewing Highly Recommended

Alexander Bond & Co are delighted to offer the sale of the freehold of this meticulously maintained 1950'S built three bedroom semi detached house located in this desirable cul de sac. The property has been much improved by the current homeowners with a ground floor single storey rear extension that now provides a superb open plan kitchen family room with extensive range of integrated appliances and a central island bar. There is a separate spacious living room, dining area situated off the kitchen and a downstairs cloakroom. Upstairs there are three good sized bedrooms and a re- fitted bathroom with a rolled top bath and a fitted separate shower cubicle.

Outside to the front there is a driveway providing plenty of off street parking and to the rear a good sized south westerly facing garden with an extensive patio , established lawn and large timber shed with power and light.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

New Close is ideally located just a short walk away from 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 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, built in cupboard, stairs off to first floor, wood flooring, radiator with cover.

## CLOAKROOM

Opaque double glazed window, hand wash basin, low level WC, extractor fan, electric heater, part tiled walls, wood flooring.

## LIVING ROOM

17'3" x 11'5" (5.26m" x 3.48m")

Double glazed bay window to front, double glazed window to front, Georgian double doors dining room, fitted gas coal effect fire with mantle and tiled hearth, coved ceiling,

## DINING AREA

9'11" x 8'9" (3.02m" x 2.67m")

Georgian double glazed French doors and windows to rear garden, column style radiator.

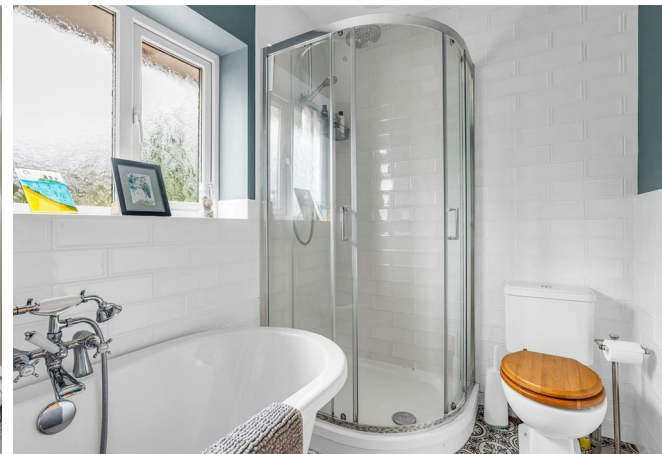
## KITCHEN BREAKFAST ROOM

22'6" x 15'9" (6.86m" x 4.80m")

Central island with granite work top, fitted cupboards, drawers and shelves under, fitted enamel one and a quarter bowl sink unit with drainer and mixer tap, wooden work top surfaces with a range of fitted wall and base units, pull out storage unit, fitted tall cupboard, stainless steel extractor hood, fitted hob, integrated dishwasher, tumble dryer and washing machine, integrated tall fridge, microwave , oven & grill, vertical radiator, part tiled walls, inset ceiling spot lights, four double glazed roof windows with retractable blinds, Georgian double glazed window to rear, wood flooring.

## STAIRS & LANDING

Double glazed window to side, access to insulated and part boarded loft with power , light and a drop down ladder, built in cupboard.





**BEDROOM ONE** 16'1" x 11'7" (4.90m" x 3.53m")

Double glazed bay window with window seat, double glazed window to rear, range of fitted wardrobes, radiator, picture rail,

**BEDROOM TWO** 12'6" x 8'9" (3.81m" x 2.67m")

Double glazed window to rear, built in cupboard, radiator.

**BEDROOM THREE** 11'5" x 7'8" (3.48m" x 2.34m")

Double glazed window to front, radiator.

**BATHROOM**

Re-fitted bathroom with a roll top bath with side mounted antique style mixer tap with shower attachment, hand wash basin with mixer tap, low level WC, fitted shower cubicle with rainfall overhead shower and wall mounted mixer tap, part tiled walls, column style radiator/towel rail, extractor fan, patterned vinyl flooring, inset ceiling spotlights.

**OUTSIDE**

Front: Driveway providing off street parking for three cars, flower and shrub borders,, outside light, gate at side leading to side and onto the rear garden.

Side: Paved patio area, gated access to front, outside light, outside tap.

Rear: Good sized south west facing garden with patio areas, flower and shrub borders, close board fencing, brick wall with steps up to lawn and path leading to large timber shed with power and light, outside lighting.

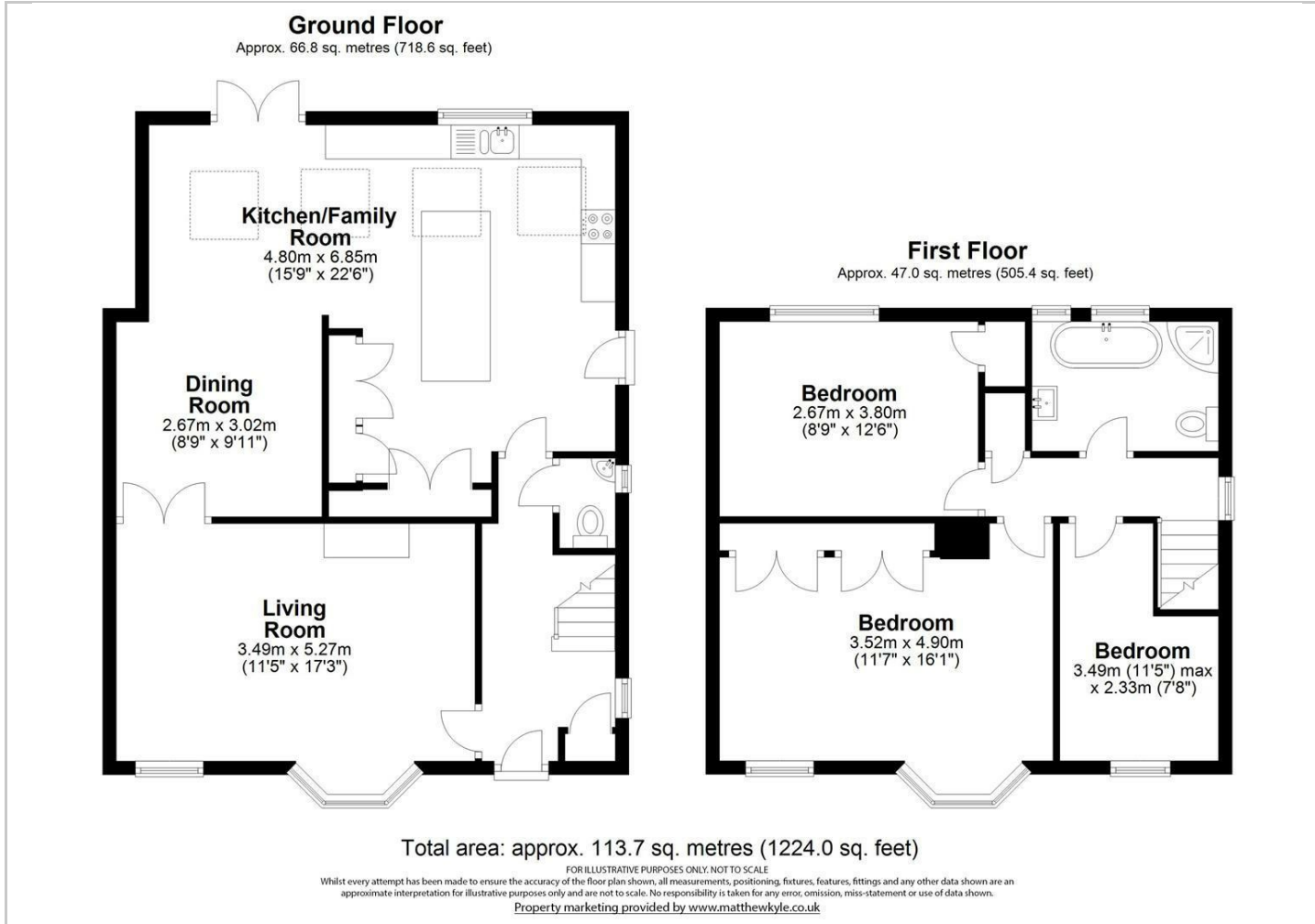
**Directions**

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



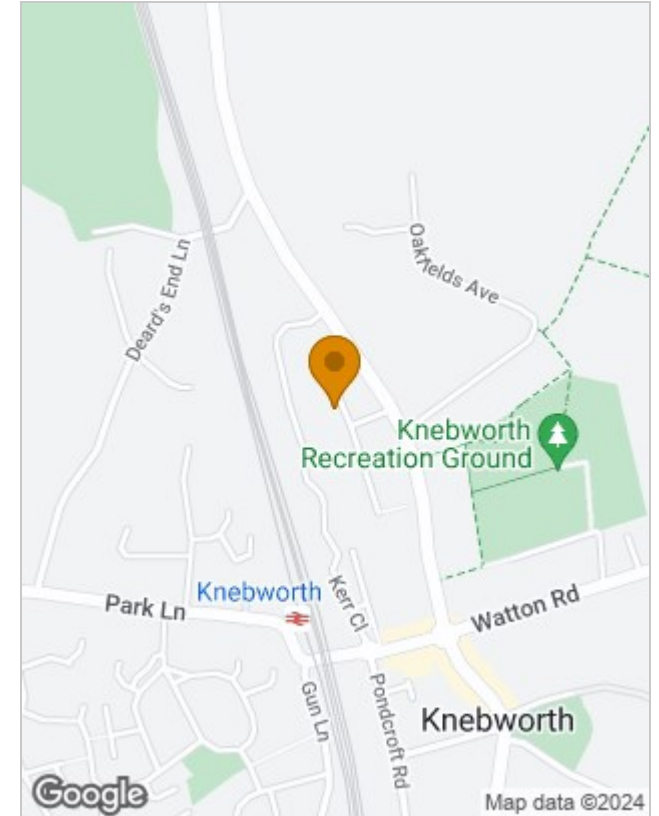
## Viewing

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.

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## Location Map



## Energy Performance Graph

