

# Alexander Bond & Company

Estate Agents | Property Management



St Michaels House, London Road, Knebworth, SG3 6JU

Guide Price £615,000



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# St Michaels House, London Road

Knebworth, SG3 6JU

- Spacious Three / Four Bedroom Detached House
- Popular Village Location
- Garage & Plenty of Parking
- Re- Fitted Kitchen
- Bathroom with Shower
- Spacious Lounge
- Countryside Views
- Three Reception Rooms
- Downstairs Cloakroom & Utility Room
- EPC RATING D

Alexander Bond & Co are pleased to offer the freehold of this CHAIN FREE spacious three/ four bedroom detached house located on the edge of Woolmer Green siding onto open countryside.

The property offers a good standard of living accommodation and comprises of on the ground floor an entrance hall, downstairs cloakroom, study/office, playroom/ bedroom four, spacious living room and a re-fitted kitchen. There is also a covered outer lobby that provides access to a utility room and large storage shed. On the first floor there are three good sized bedrooms and a bathroom.

Outside to the front there is a gravelled driveway that provides plenty of private parking and to the rear a large secluded rear garden.

Woolmer Green is located about three-quarters of a mile south of Knebworth, offering beautiful open countryside and woodland walks. This popular village features a highly regarded JMI school, a church, a village hall, two pubs with restaurants, a Tesco Express, hair salons for men and women, a bakery, and a Thai takeaway. Woolmer Green is well-positioned for access to nearby towns and has excellent commuter links.



## ENTRANCE LOBBY

Access via opaque double glazed front door, quarry tiled floor, double glazed window.

## INNER HALL

13'8" x 11'1" (4.17 x 3.4)

Laminate wood flooring, double radiator, stairs off from first floor, wall mounted thermostat, fitted cupboards housing electric fuse box and meter.

## DOWNSTAIRS CLOAKROOM

Low level WC, hand wash basin with mixer tap, extractor fan, tiled splash back.

## RECEPTION ROOM

Dual aspect double glazed windows, radiator.

## RECEPTION ROOM

Double glazed bay window to front, double glazed window to front, laminate wood strip flooring, opaque double glazed to outside, double radiator.

## LOUNGE

Double glazed French doors to rear garden, double glazed window to side, two radiators, open fireplace with mantle and hearth, serving hatch to kitchen.

## KITCHEN

Two double glazed windows, fitted kitchen with wall cupboards, base units and drawers, work top surfaces, inset sink unit with one and a quarter bowls, drainer and mixer tap, stainless steel cooker hood, part tiled walls, fitted cupboard housing a wall mounted gas fired boiler serving central heating and hot water, plumbing for a dishwasher, electric cooker point, light grey wood flooring, double glazed door opening to outer lobby.





#### **COVERED OUTER LOBBY**

Hardwood doors opening to the front driveway and rear opening into rear garden, door to brick built outbuilding, door to utility room.

#### **UTILITY ROOM**

Windows to rear garden, work top surface, fitted cupboard and drawer, part tiled walls, inset sink unit with one and a quarter bowl with drainer and mixer tap.

#### **STAIRS & LANDING**

Double glazed window to front, access to loft, built in airing cupboard housing lagged hot water tank and slatted shelving.

#### **BEDROOM ONE**

Double glazed window to rear & side, fireplace, built in cupboards.

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

Double glazed window to side, radiator, two built in double wardrobes.

#### **BATHROOM**

Opaque double glazed window to side, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, wall mounted shower with mixer controls and shower attachment, low level WC, fully tiled walls, vinyl flooring.

#### **GARAGE**

Metal up and over door, power and light, gas meter.

#### **FRONT GARDEN & DRIVEWAY**

Gravelled drive providing off street parking for several cars, hedged borders, door to side lobby, gated access to rear garden, outside lighting, covered porch.

#### **REAR GARDEN**

Large secluded garden, laid mainly to lawn, patio area, hedged borders, outside tap, gated access to the side.

## **Directions**

Woolmer Green has good travel connections. It is located close to the A1(M) motorway, which provides easy access to London and the North. There is also a railway station in Knebworth, which is on the East Coast Main Line, providing frequent services to London. Additionally, there are several bus routes that serve Woolmer Green and the surrounding areas.





## Floor Plans



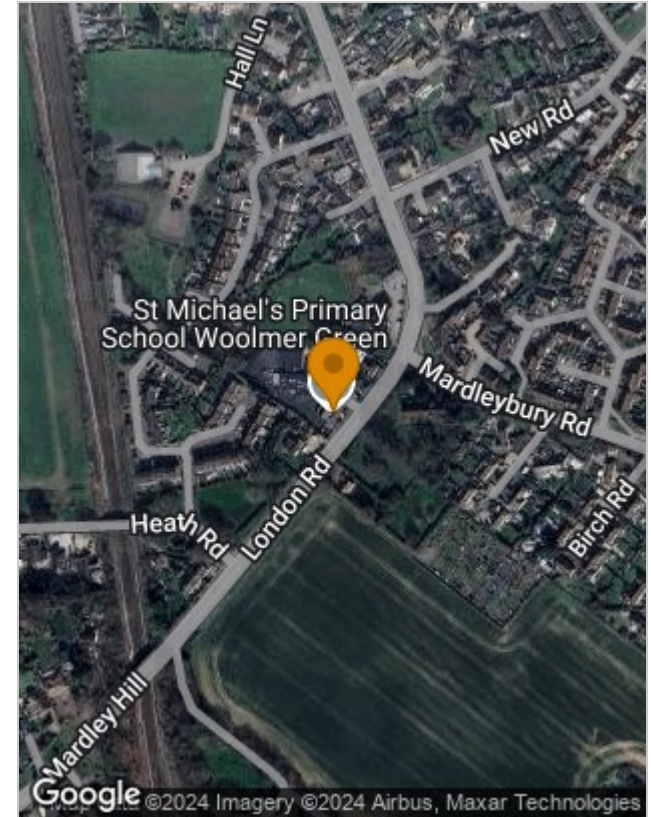
## Viewing

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

