

# Alexander Bond & Company

Estate Agents | Property Management



Orchard Way, Knebworth, Hertfordshire, SG3 6BT

Guide Price £425,000





# 27 Orchard Way

Knebworth, SG3 6BT

- Three Bedroom Semi Detached House
- Garage/ Workshop & Plenty of Parking
- Separate Living Room
- Westerly Facing Garden
- Conservatory
- Popular Location on Edge Of Knebworth
- Spacious Kitchen/ Dining Room
- Double Glazed Windows and Doors
- Bathroom with Jacuzzi Style Bath
- Walking Distance to Amenities

Alexander Bond & Company are pleased to offer for sale the freehold of this 1970's built three bedroom semi detached house that is located on this popular residential development. The property is situated on the edge Knebworth village close to open countryside and benefits from a spacious fitted kitchen/ dining room, a separate lounge , conservatory, double glazing, gas central heating to radiators, jacuzzi style bath, ample off street parking and a garage.

The village of Knebworth has an excellent range shops that caters for local needs. There is doctors surgery, two dentists, chemist, post office, library, Co-op food store, Indian restaurant, Chinese and a Mediterranean style takeaway, cafés, off licence, highly regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and children's' play area. The village has a golf club and on the edge of the village there is health and fitness club with pool and gym facilities. Council Tax: D



## ENTRANCE LOBBY

Access via opaque double glazed front door, opaque double glazed windows to side, dado rail, wall light point, door to:

## LOUNGE

Double glazed window to front and side, two radiators, stairs off to first floor, dado rail, three wall light points, dimmer switch, thermostat.

## KITCHEN/ DINING ROOM

Two double glazed windows, double glazed door to conservatory, stainless steel single drainer sink unit with mixer tap, work top surfaces, fitted white high gloss doors to eye level and base units, blue/grey granite effect work top surfaces, part tiled walls, wall mounted heating controls, radiator, built in under stairs cupboard, electric cooker point, 'worcester' boiler serving central heating and hot water, ceramic tiled floor, plumbing for washing machine.

## CONSERVATORY

Double glazed windows and door, polycarbonate roof, ceramic tiled floor, plumbing for washing machine, radiator.

## STAIRS & LANDING

Access to insulated and partly boarded loft with a drop down ladder, double glazed window to side.





### **BEDROOM ONE**

Double glazed window to front, radiator.

### **BEDROOM TWO**

Double glazed window to rear, radiator.

### **BEDROOM THREE**

Double glazed window to front, radiator.

### **BATHROOM**

Opaque double glazed window, fitted Jacuzzi bath, fitted shower with attachment and mixer controls, low level WC, hand wash basin with mixer tap, inset ceiling spot lights and extractor light. heated towel, underfloor heating, fully tiled walls.

### **GARAGE/ WORK SHOP**

Metal up and over door, power and light, door to garden, window to side and rear,

### **OUTSIDE**

Front: Block paved driveway providing off street parking, Double gate providing access to the rear and further parking at side.

Side: Gated access to front, block paved driveway.

Rear: Block paved patio area, lawn, raised flower and shrub borders, cold water tap, outside light, door to garage, steps up to rear patio with a timber shed.

## **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.





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## Floor Plans



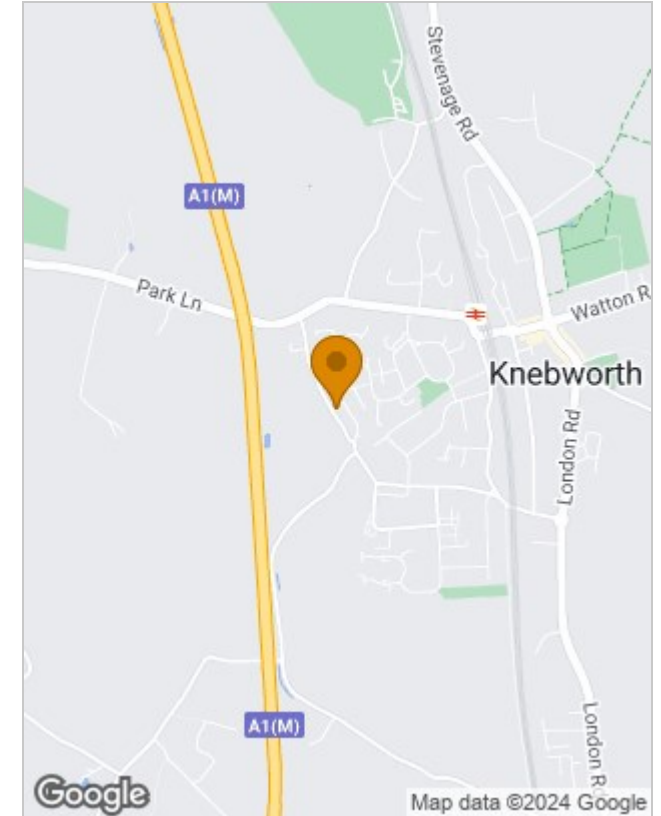
## Viewing

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  
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## Location Map



## Energy Performance Graph

