

Alexander Bond & Company

Estate Agents | Property Management



86 Wadnall Way, Knebworth, SG3 6DX

Guide Price £425,000



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2



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86 Wadnall Way

Knebworth, SG3 6DX

- Three Bedroom End of Terrace House
- Re- Fitted Kitchen with Integrated Appliances
- Downstairs Cloakroom
- Two Allocated Parking Spaces
- Internal Viewing Highly Recommended
- Much Improved & Tastefully Presented Throughout
- Re- Fitted Shower Room
- Secluded Re- Designed Rear Garden
- Quiet Tucked Away Position
- EPC RATING D

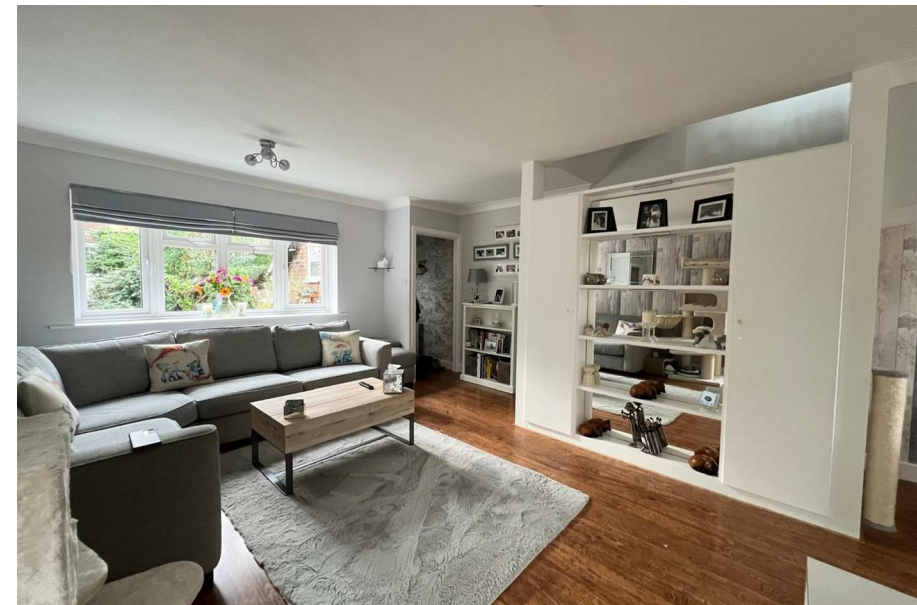
A beautifully presented and significantly improved three-bedroom end-of-terrace home, situated in a peaceful location near open countryside.

This fantastic property has been meticulously maintained and modernized over the years by the current owners, offering an excellent standard of living. The ground floor features an entrance lobby, a downstairs cloakroom, a spacious lounge, a dining area, a versatile office/utility room, and a refitted kitchen with integrated appliances. Upstairs, there are two double bedrooms, a single bedroom, and a modernised shower room.

Outside, the secluded rear garden has been thoughtfully redesigned for contemporary outdoor living, featuring a large raised deck, pergola, horizontal fencing with lighting, a timber shed, and under-deck storage. There is also a "Cattio" cat run, available by separate negotiation.

Located on the outskirts of Knebworth village, the property enjoys close proximity to open countryside and is within walking distance of the mainline railway station (approximately 30 minutes to London Kings Cross) and local amenities.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.



ENTRANCE LOBBY

CLOAKROOM

LOUNGE 25'10" x 14'11" (7.87m x 4.55m")

DINING AREA

RE - FITTED KITCHEN 9'3" x 6'2" (2.82m x 1.88m")

CONSERVATORY / OFFICE
16'3" x 4'11" (4.95m x 1.50m")

STAIRS & LANDING

BEDROOM ONE 14'11" x 9'10" (4.55m x 3.00m")

BEDROOM TWO 10'9" x 8'6" (3.28m x 2.59m")

BEDROOM THREE 7'9" x 6'1" (2.36m x 1.85m")

RE- FITTED SHOWER ROOM

OUTSIDE

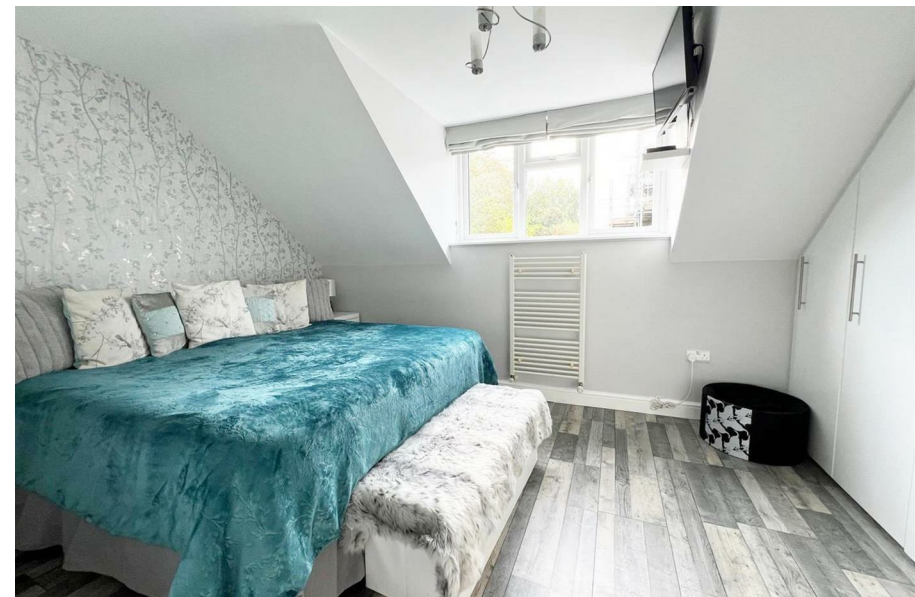




GARDENS
PARKING

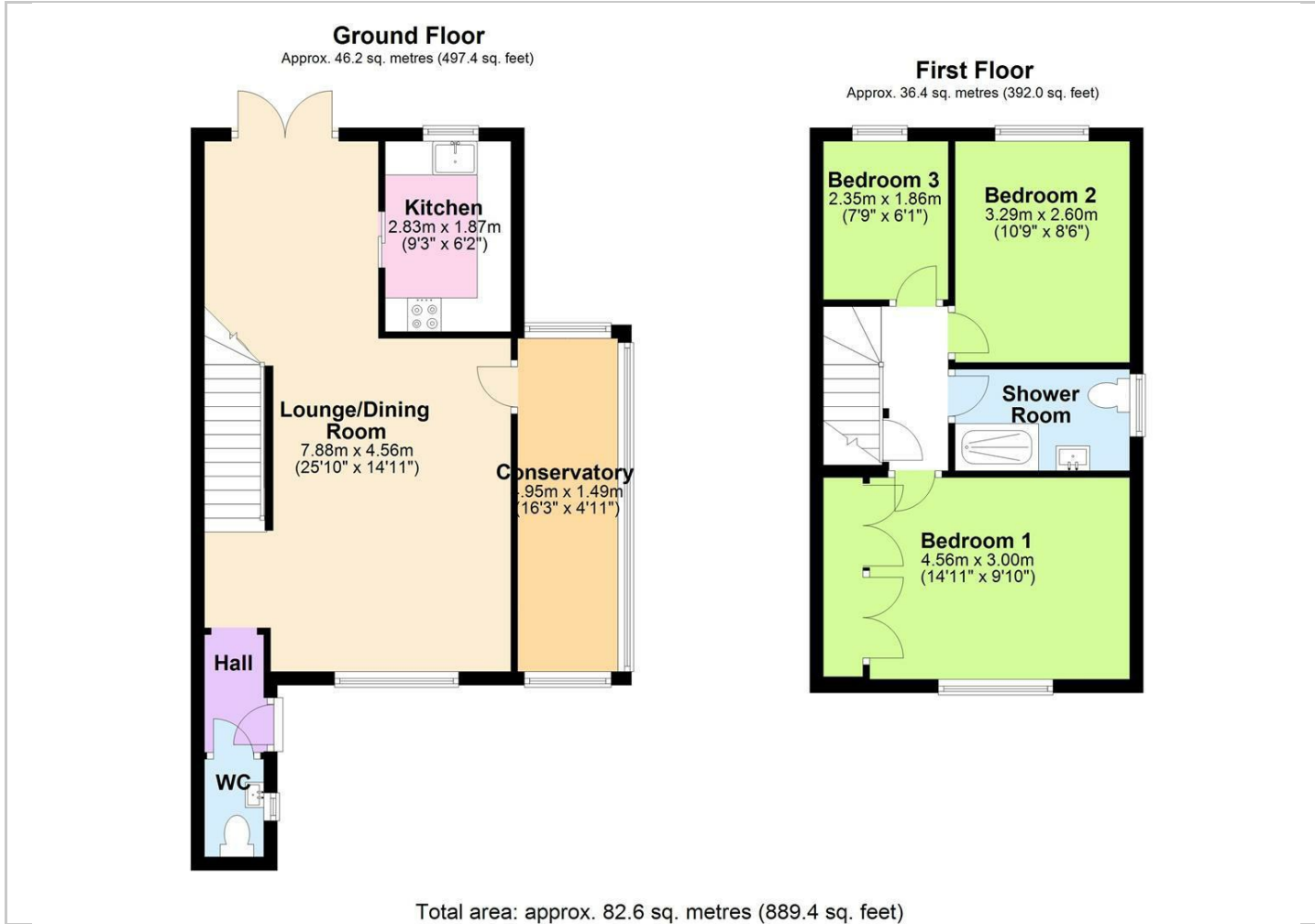
Directions

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



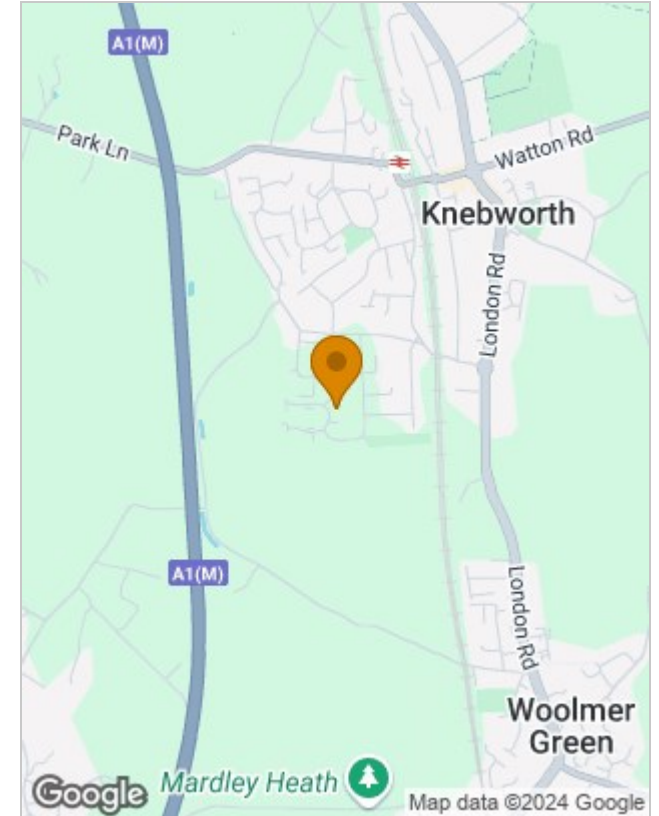
Viewing

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
Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

