

Alexander Bond & Company

Estate Agents | Property Management



Wadnall Way, Knebworth, Hertfordshire, SG3 6DX

Guide Price £485,000





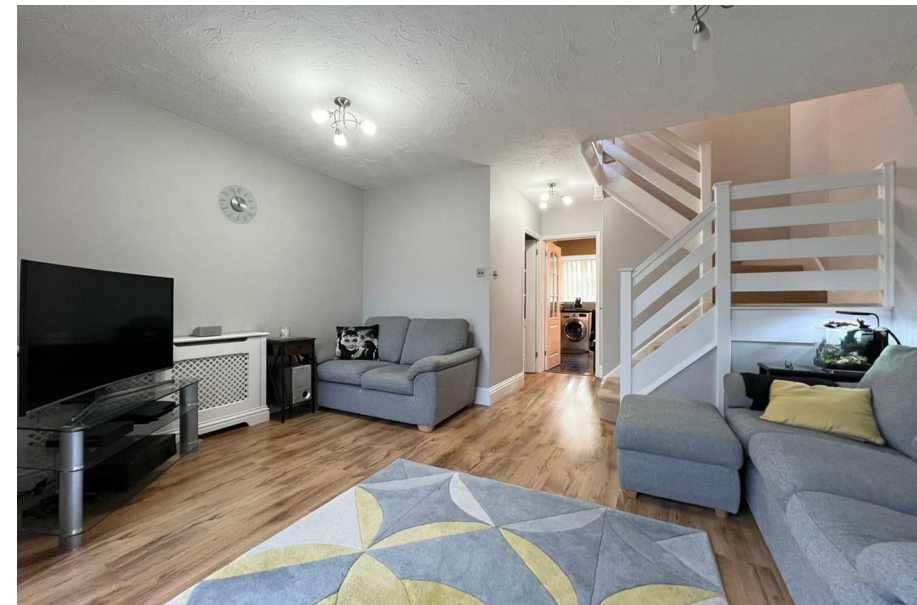
Wadnall Way

Knebworth, SG3 6DX

- Located on the edge of Knebworth Village
- Much Improved By The Present Owners
- Re- Fitted Bathroom
- Self Contained Annex With Facilities
- Downstairs Cloakroom
- Extended Three Bedroom End Terrace House
- Re- Fitted Kitchen / Breakfast Room
- Ensuite Shower Room to Master Bedroom
- Secluded Rear Garden
- Two Allocated Parking Spaces

A superb opportunity to purchase the freehold of this much improved and extended three bedroom end of terrace house that is tastefully presented throughout. The house offers an excellent standard of family accommodation and comprises on the ground floor: An entrance hall, downstairs cloakroom, good sized re fitted kitchen/dining room with built in appliances, study area, a living room opening into a family room with double glazed French doors opening onto the rear garden. The garage has been converted into an annexe that offers separate living accommodation to the main house. Upstairs there are three bedrooms with the main having an ensuite shower room and a re- fitted bathroom. The house is double glazed throughout and the central heating is powered by a gas fired boiler. Outside to the rear is a secluded garden with a covered barbecue, patio area with gated access to the front where you will find two allocated parking spaces. Internal viewing is highly recommended.

Wadnall Way is located on the edge of Knebworth close to open countryside and a few minutes from the village centre where you will find a wide range of facilities including a highly regarded primary school, doctor's surgery and shops. Transportation links are also on hand with Knebworth. The mainline station within a few minutes walk away.



ENTRANCE HALL

Access via white UPVC double glazed front door, laminate wood flooring, radiator with cover.

CLOAKROOM

Modern contemporary re-fitted suite comprising of a low level WC, hand wash basin with mixer tap, heated towel rail, part tiled walls, wood flooring.

LOUNGE/FAMILY ROOM

14'11" x 10'8" (4.55m x 3.25m)

Stairs off to first floor, laminate wood flooring, wall mounted gas fire, radiator with cover, opening to family room, inset ceiling spotlights, double glazed French doors and windows to rear garden.

KITCHEN/ DINING ROOM

Double glazed window to front, granite effect work top surfaces with cupboards and drawers under, under unit lighting, stainless steel single drainer sink unit with mixer tap, built in 'Miele' ceramic hob, electric oven under, fitted cooker hood with light, plumbing for a washing machine and dishwasher, space for a fridge/ freezer, laminate tiled effect flooring, radiator with cover.

STUDY AREA

STAIRS & LANDING

Stairs to first floor landing area, access to insulated loft with boarding and light, built in airing cupboard.

BEDROOM ONE

10'9" x 8'8" (3.28m x 2.64m)

Double glazed window to front, fitted wardrobes with cupboards over and bedside cabinets, radiator.



ENSUITE SHOWER ROOM

Fitted double shower enclosure with an overhead rainfall shower, shower attachment and mixer controls, low level WC, hand wash basin with mixer tap, inset ceiling spot lights, heated towel rail, fully tiled walls.

BEDROOM TWO

8'5" x 6'5" (2.57m" x 1.96m")

Double glazed window to rear, radiator.

BEDROOM THREE

9'3" x 6'4" (2.82m" x 1.93m")

Double glazed window to rear, radiator.

BATHROOM

Re-fitted modern bathroom suite comprising of a panelled bath, low level WC, hand wash basin with mixer tap, fitted shower screen, wall mounted mixer controls with shower attachment, tiled walls, and floor, opaque double glazed window to rear, extractor fan.

ANNEXE

15'6" x 7'7" (4.72m" x 2.31m")

Kitchen/sitting room with laminate wood flooring, work top surface, fitted cupboards, Shower room with shower enclosure, electric shower, fitted sink and mixer tap.

OUTSIDE

Front: Hedged border, lawn, steps up to front door, established shrubs, outside light.

Rear: Paved patio area, pergola, outside power point, outside tap, gated access to front, timber shed with power and light, outside lights, pond, barbecue with roof, close board fencing.

PARKING

Allocated 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 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.

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

