

# Alexander Bond & Company

Estate Agents | Property Management



1 Church Gardens, Knebworth, Hertfordshire, SG3 6AR

Guide Price £935,000









# 1 Church Gardens

Knebworth, SG3 6AR

- Stunning Four Bedroom Home
- Italian Custom Built Kitchen/ Breakfast Room
- Beautiful Landscaped South West Facing Walled Garden
- Modern Contemporary Living
- Quality Fixture and Fittings Throughout
- Desirable Location in the Heart of the Village
- Tastefully Presented and Vastly Improved Throughout
- Just a few Minutes Walk to Train Station & Shops
- Plenty of Private Parking
- INTERNAL VIEWING is HIGHLY RECOMMENDED

Alexander Bond & Company is thrilled to present for sale the freehold of this beautifully enhanced four-bedroom semi-detached home, situated in a highly sought-after village location. The property, part of an exclusive development of just three homes, was built by a reputable local builder in the early 2000s.

The current owners have made significant improvements over the years, including a kitchen extension resulting in a stunning kitchen/breakfast area and the addition of a garden room at the rear, that overlooks a beautifully landscaped, south-facing garden.

The spacious and thoughtfully designed ground floor features a large, welcoming reception hall with elegant floor tiling, a downstairs Italian-designed kitchen/breakfast room with high-quality integrated appliances, a fabulous central island, and a vaulted ceiling with an atrium that fills the space with natural light. The separate lounge boasts a Portuguese stone fireplace and bi-folding doors that open onto the rear garden. There's also a spacious dining room with glazed doors leading to the garden room.

Upstairs, you'll find four generously sized bedrooms, all with custom-made white window shutters. The master bedroom includes an ensuite bathroom with a roll-top bath and a separate shower enclosure, while the family bathroom features a modern white suite with a fitted shower.

The rear garden is a true highlight, featuring a pond with a waterfall, patio areas, a circular lawn, steps leading to additional seating areas, and a pergola adorned with established wisteria.

The front of the property offers a gravelled driveway with ample off-street parking and a garage with an electronically operated door.

Church Gardens is located a short distance from the centre of Knebworth village and just a five minute walk to the train station with a direct link to London Kings Cross. The popular village offers an wide range of facilities including a highly regarded primary school, doctor's surgery and shops.

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## RECEPTION HALL

Access via contemporary designer front door, white/grey large marble effect floor tiles, Georgian ornate coving, dado rail, three wall light points, stairs off to first floor.

## CLOAKROOM

Opaque double glazed window, low level WC, hand wash basin with cupboard under, chequered patterned tiled floor, part tiled walls, Georgian ornate coved ceiling, inset ceiling spot light.

## KITCHEN/ BREAKFAST ROOM

Custom built Italian styled kitchen with an island bar with colour contrasting quartz work top surfaces, and grey white granite work top surface with cupboards and wine fridge under, white high gloss finish to wall and base units, white / grey granite work top surfaces with 'Franke' inset sink unit with mixer hose attachment and routed drainer, matching splash backs, built in pan drawers, pull out storage drawers, large walk in built in pantry cupboard with light, two 'Neff' eye level ovens, integrated 'Neff' fridge and freezer, fitted 'Elica' stainless steel cooker hood, Built in 'Neff' induction hob, double glazed Atrium, ceiling spotlighting, skirting lighting, large grey / white marble effect floor tiling, white bespoke window shutters, ornate coving, underfloor heating, contemporary veneered oak internal door and double glazed designer door to outside.

## LOUNGE

Double glazed window and double glazed bi folding doors to rear garden, white bespoke window and door shutters, four wall light points, plaster picture frames and ceiling beading, Georgian style corning, Portuguese stone fireplace with mantle and hearth, underfloor heating, designer oak veneer double doors to:

## DINING ROOM

Large white / grey marble effect floor tiling, three wall light points, built in wall unit with glass shelving and downlighting, plaster beading to walls and ceiling, custom designed glass double doors with tree patterns and opening to garden room.

## GARDEN ROOM

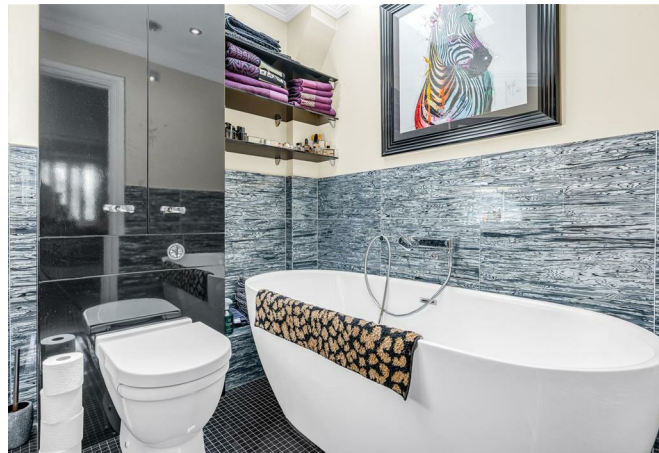
Vaulted ceiling with inset ceiling spot lights, tiled floor, mosaic tiled window sill with feature exposed iron girders, fitted window blinds, contemporary split faced grey tiling to one wall, under floor heating, double glazed bi folding doors to garden.

## STAIRS/ LANDING

Double glazed roof window, glass panelled balustrade with polished wood banisters and hand rails, inset ceiling spotlights, access to insulated and boarded loft that has power and light with a drop down ladder, Georgian ornate coving, dado rail, built in cupboard.

## BEDROOM ONE

Double glazed windows to rear with white bespoke shutters, antique grey wood strip flooring, Georgian ornate coving, four built in double wardrobes, plaster picture frames and ceiling beading, dado rail, under floor heating, air conditioning unit.







#### ENSUITE BATHROOM

White rolled top bath with wall mounted shower attachment and bath filler, 'Duravit' low level WC with cupboards over, built in shower enclosure with wall mounted mixer control and overhead rainfall shower, suspended hand wash basin with mixer tap and cupboard under, fitted mirror, shaver point, part tiled walls, double glazed window bespoke white shutters, double glazed roof window. Georgian ornate coving, mosaic effect flooring.

#### BEDROOM TWO

12'5" x 12'6" (3.78m" x 3.81m")

Double glazed window to rear with white bespoke shutters, dado rail, built in double wardrobe, Georgian ornate coving, inset ceiling spotlights, wood flooring, underfloor heating.

#### BEDROOM THREE

10'3" x 10' (3.12m" x 3.05m)

Double glazed window with white bespoke shutters, built in double wardrobe, wood flooring, Georgian ornate coving.

#### BEDROOM FOUR

9'4" x 9'3" (2.84m" x 2.82m")

Double glazed window with white bespoke shutters, built in double wardrobe, dado rail, Georgian ornate coving, wood flooring, underfloor heating.

#### FAMILY BATHROOM

Double glazed roof window, modern white bathroom suite with a shaped bath and side mounted mixer tap, fitted shower screen and wall mounted mixer control with shower attachment and overhead rainfall shower, hand wash basin with cupboard under, low level WC, tiled effect flooring, fully tiled walls, fitted mirror, shaver point, fitted cupboard, heated towel rail, Georgian ornate coving, inset ceiling spot lights.

#### GARAGE

16'8" x 9'4" (5.08m" x 2.84m")

Electronically operated up and over door, overhead storage, power and light, door to side passage.

#### GARDENS

Font: Gravelled driveway and parking for three/four cars, covered porch with light, block paved path, flower and shrub beds and borders, outside lighting.

Rear: A very pretty walled garden with south westerly facing aspect with a patio, circular wall encompassing an artificial lawn, pond with water fall, hot tub with mood lighting and hydrotherapy jets, block paved path and steps up to rear patio and pergola, slate beds, established plants and shrubs, outside lighting, rockery path leading to garage and front gate.

## 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.

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Location Map



Energy Performance Graph

