



London Road, Knebworth, SG3 6HB  
Offers In Excess Of £300,000





# London Road

## Knebworth, SG3 6HB

- First Floor Character Maisonette
- Off Street Parking
- Re-Fitted Kitchen/ Diner
- Spacious Living Room
- Gas Central Heating to Radiators
- Two Double Bedrooms
- Good Sized Private Garden
- Bathroom With Shower
- Walking Distance to Train Station & Shops
- Chain Free

Alexander Bond & Company are pleased to present for sale this rarely available, chain-free first-floor character maisonette, ideally situated within walking distance of village shops and Knebworth train station. This spacious property features two double bedrooms and is offered in excellent condition throughout.

The accommodation includes an entrance lobby, landing, a recently refitted kitchen/dining room, a generous lounge, a modern bathroom with shower, and two well-proportioned bedrooms. Externally, the property benefits from its own private garden and a driveway with allocated parking.

Located just a short stroll from Knebworth village centre and only five minutes walk from the train station, which offers direct services to London King's Cross, this home enjoys both convenience and charm. The village itself provides a wide range of amenities including a highly regarded primary school, doctor's surgery, and a selection of shops.



### ENTRANCE LOBBY

Access via front door, stairs up to landing / hall

### LANDING/ HALL

**LOUNGE** 16'6" x 11'3" (5.03m" x 3.43m" )  
Double glazed bay window to front, radiator.

### ALMOST BRAND NEW KITCHEN

11'7" x 9'3" (3.53m" x 2.82m")  
Brand new kitchen being fitted.

**BEDROOM ONE** 15'3" x 11'3" (4.65m" x 3.43m")  
Double glazed window to rear, radiator.

**BEDROOM TWO** 9'3" x 8'9" (2.82m" x 2.67m")  
Double glazed window to front, radiator.

### BATHROOM

Modern white three piece bathroom suite comprising of a panelled bath, hand wash basin with mixer tap, low level WC, inset ceiling spotlights, shower screen, fitted shower with mixer controls and attachment, tiled walls,



## PARKING

Parking for one car on gravelled driveway

## GARDEN

Good sized westerly facing garden ,gated access to front, enclosed, flower and shrub beds, fenced borders.

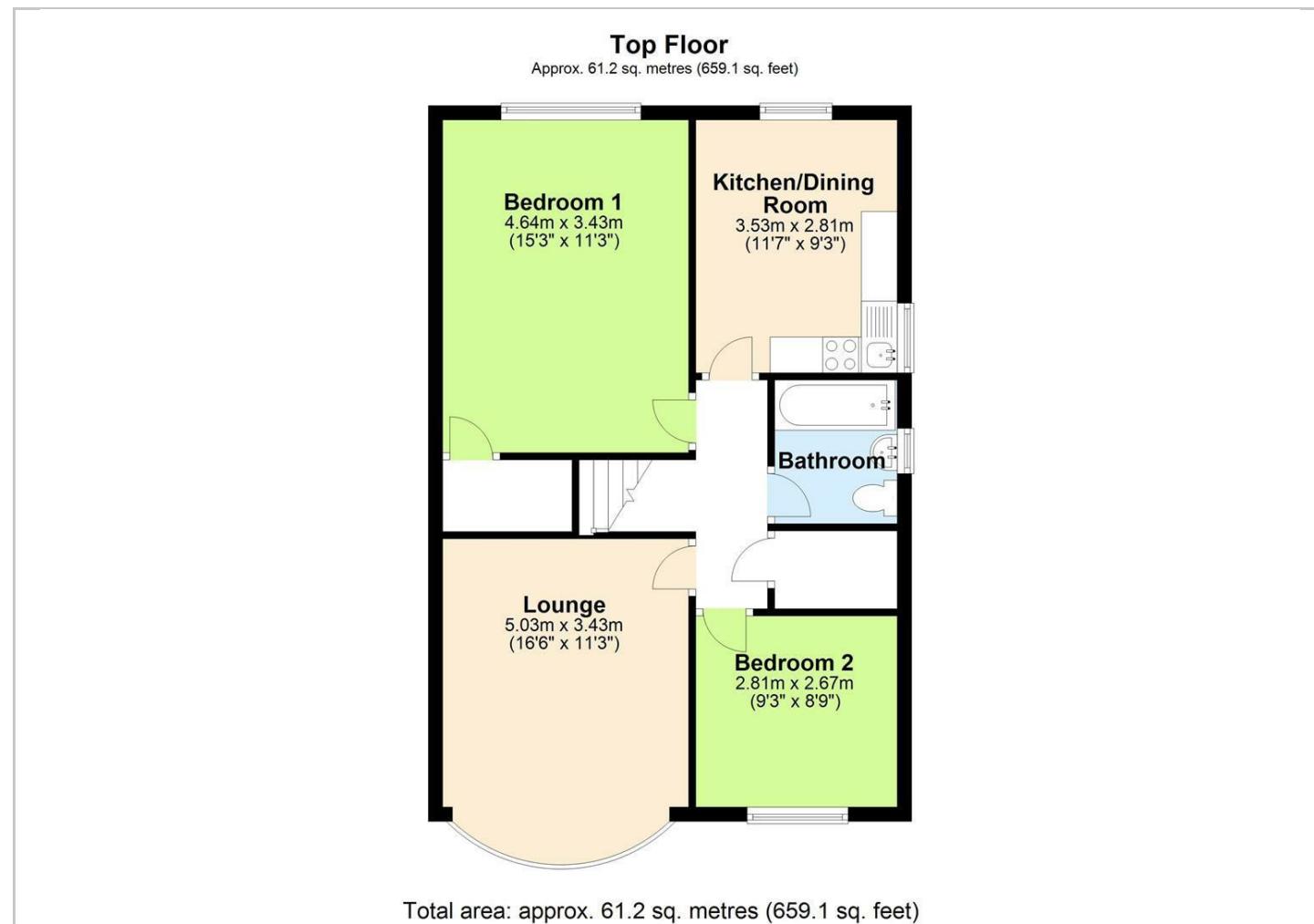
## Directions

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

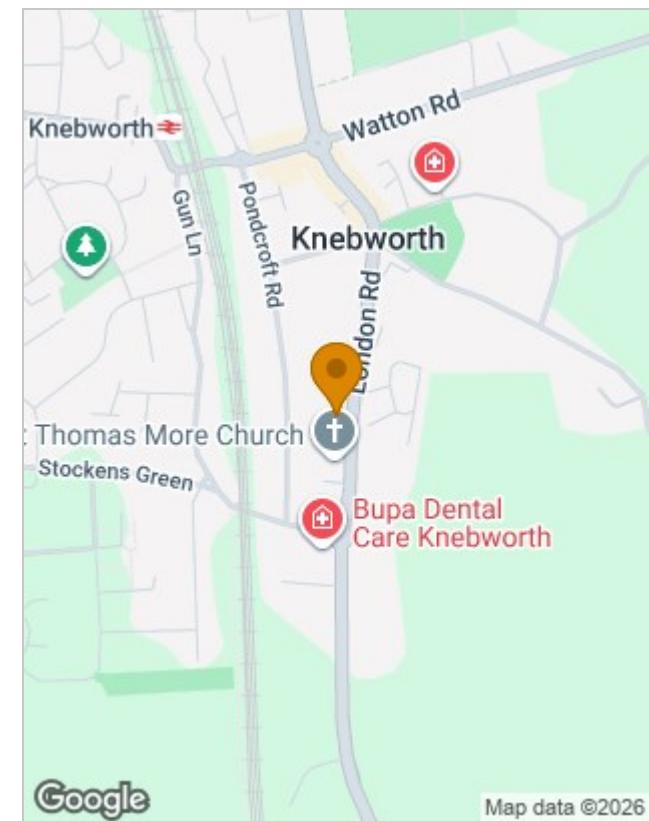


## Viewing

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.

## Location Map



## Energy Performance Graph

