

# Alexander Bond & Company

Estate Agents | Property Management



Stockens Dell, Knebworth, Hertfordshire, SG3 6BG

Offers In Excess Of £500,000





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# Stockens Dell

Knebworth, SG3 6BG

- Rarely Available
- Huge Rear Garden
- Close to Conservation Area
- Open Plan Kitchen/ Family Room
- Garage and Driveway with Parking for Several Cars
- Development Opportunity
- Deep Frontage
- Two Good Sized Bedrooms
- Re- Fitted Bathroom

**\*\*OFFERS BETWEEN £500,000–£520,000 WILL BE CONSIDERED\*\***

Alexander Bond & Co are delighted to present the freehold of this rarely available two-bedroom semi-detached home, offering exceptional potential for further development.

Set on an extensive plot, the property boasts a large westerly-facing rear garden and a deep frontage with a long block-paved driveway leading to a semi-detached garage.

The ground floor accommodation comprises an entrance hall, a spacious open-plan kitchen/family room, and a separate sitting room. Upstairs, there are two generously sized bedrooms and a modern re-fitted bathroom.

Stockens Dell is a peaceful cul-de-sac located on the edge of a conservation area in Knebworth, a highly sought-after location just a short walk from the mainline railway station and village high street, offering an excellent range of shops and local amenities.

Internal viewing is highly recommended!



## ENTRANCE HALL

Access via Georgian style opaque double glazed front door with window to side, stairs off from first floor, built in under stairs cupboard with light, radiator.

## SITTING ROOM

Double glazed window to front, double radiator, three wall light points, exposed wooden floorboards.

## OPEN PLAN KITCHEN / FAMILY ROOM

Re- fitted kitchen with fitted base units with cupboards and drawers, Butler sink with a swan necked mixer tap, built in larder cupboard, solid wood work top surfaces, integrated fridge, integrated freezer, plumbing for a washing machine, wall mounted ' Baxi' boiler serving central heating and hot water, insert ceiling spot lights, double glazed window to side, double glazed patio sliding doors opening rear garden, two radiators, open fireplace, exposed wooden floorboards.

## STAIRS & LANDING

Opaque double glazed window to side, access to insulated loft with boarding.

## BEDROOM ONE

Double glazed dormer window to front, double radiator, wall light point, built in wardrobes. eaves cupboard, exposed wooden floorboards,





### **BEDROOM TWO**

Double glazed window to rear, radiator, wall light point, built in eaves cupboard, exposed wooden floorboards.

### **RE- FITTED BATHROOM**

Modern white bathroom suite comprising of a panelled bath, with a mixer tap, wall mounted mixer controls and overhead rainfall shower, low level WC, hand wash basin with a mixer tap, drawers under and tiled splash back, fully tiled to three walls, extractor fan, opaque double glazed window to side,

### **SEMI DETACHED GARAGE**

Metal up and over door, window to rear.

### **FRONT GARDEN & PARKING**

Deep frontage with a block paved driveway leading to front of garage providing plenty of off street parking, established lawn with flower, shrub beds and mature conifer tree,

### **REAR GARDEN**

Very large westerly facing garden with crazy paved patio area, steps up to large lawn, established trees, plants and shrubs., pond to rear, hedged and fenced borders.

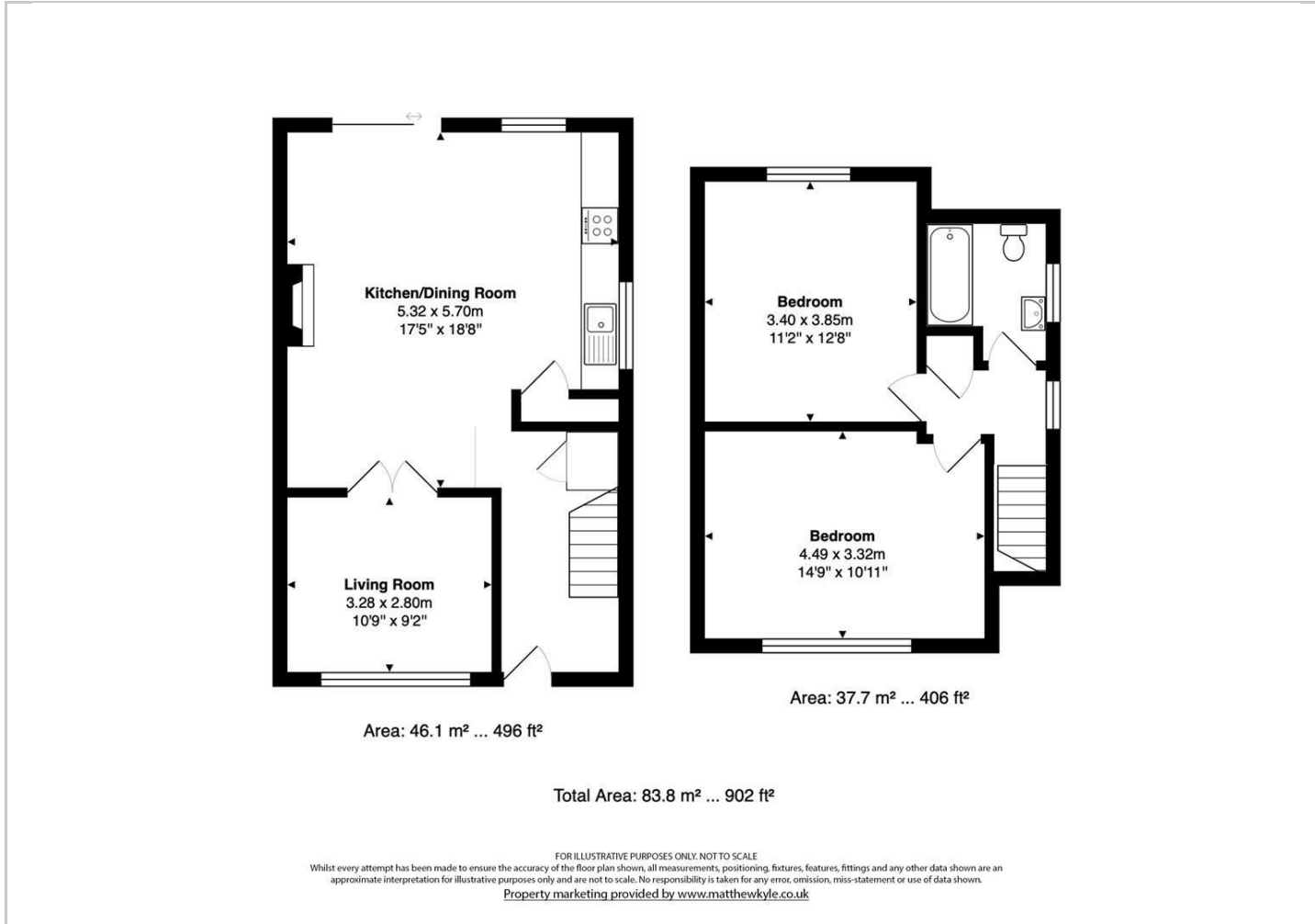
### **Directions**

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



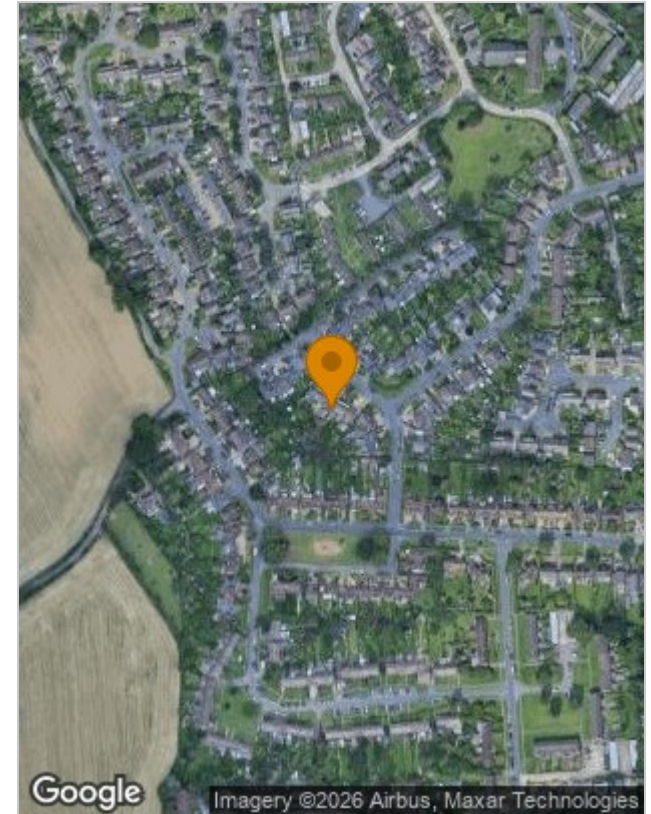
## Viewing

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.

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## Location Map



## Energy Performance Graph

