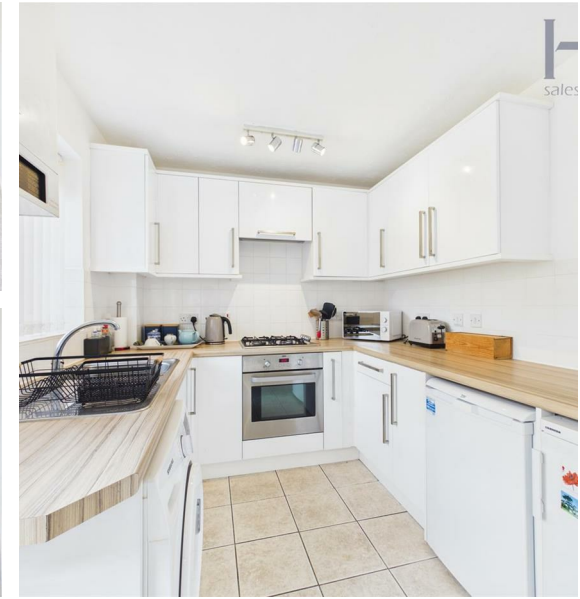


Mardleybury Road Knebworth Hertfordshire SG3 6LT.

Price Guide £300,000 - £325,000



Mardleybury Road, Knebworth, Hertfordshire, SG3 6LT.

Council Tax Band: C

Open Afternoon: Saturday 25th April 2026, strictly by appointment only.

Guide Price £300,000 - £325,000



Offered to the market chain free, this well presented two bedroom house is situated in the popular village of Woolmer Green, near Knebworth, and enjoys open countryside views.

With a modern fitted kitchen, alongside a stylish, modern bathroom this home is bright and well laid out, making it an ideal purchase for first time buyers, downsizers, or investors.

Externally, the property has a pleasant rural outlook. Conveniently positioned close to the A1, it offers excellent transport links while retaining the feel of village living, with local amenities and countryside walks nearby.

Call to arrange your appointment!

Entrance Hall

4'7" x 4'0" (1.41 x 1.23)

Double glazed door to front aspect, built in storage cupboard, coving to ceiling, carpeted floor and door to:

Living Room

14'6" x 13'1" (4.44 x 4.01)

Double glazed window to front aspect, stairs to first floor landing, two single panel radiators, carpeted floor, coving to ceiling and glass panel double doors to kitchen.

Kitchen/Diner

14'6" x 7'9" (4.44 x 2.37)

Double glazed window to rear aspect, patio doors to rear aspect leading to garden, double panel radiator, wall mounted gas boiler. Fitted kitchen with wall and base units, roll top work surface with complementary splash back tiling, stainless steel sink and drainer with mixer tap over, integrated electric oven with four ring gas hob and extractor hood over, space for washing machine and undercounter fridge and freezer, tiled floor.

Landing

6'6" x 3'2" (1.99 x 0.99)

Stairs from living room, airing cupboard, loft access, coving to ceiling and doors to:

Bedroom One

11'1" x 8'9" (3.38 x 2.69)

Double glazed window to front aspect, fitted wardrobe with mirrored sliding doors, built in storage cupboard, dado rail, coving to ceiling and carpeted floor.

Bedroom Two

10'5" x 7'11" (3.19 x 2.42)

Double glazed window to rear aspect, single panel radiator, coving to ceiling and newly carpeted floor.

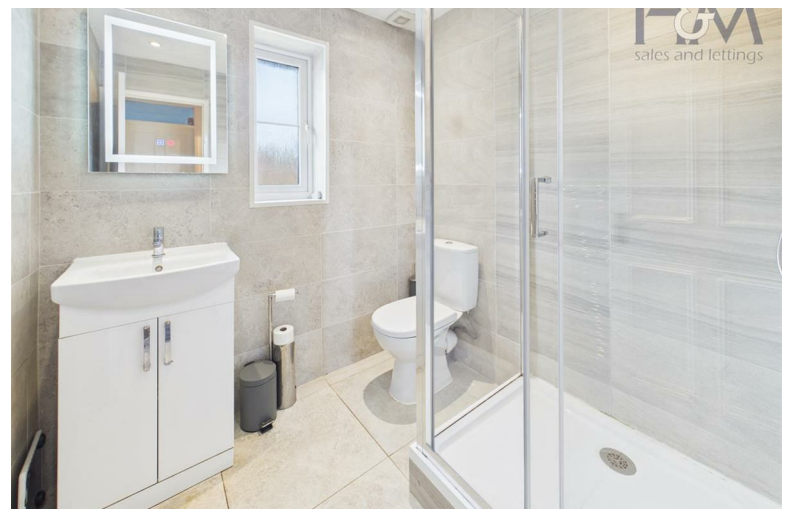
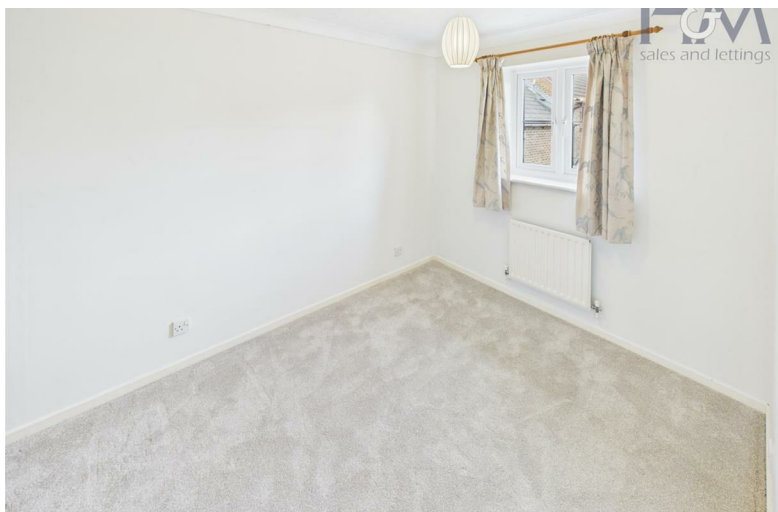
Bathroom

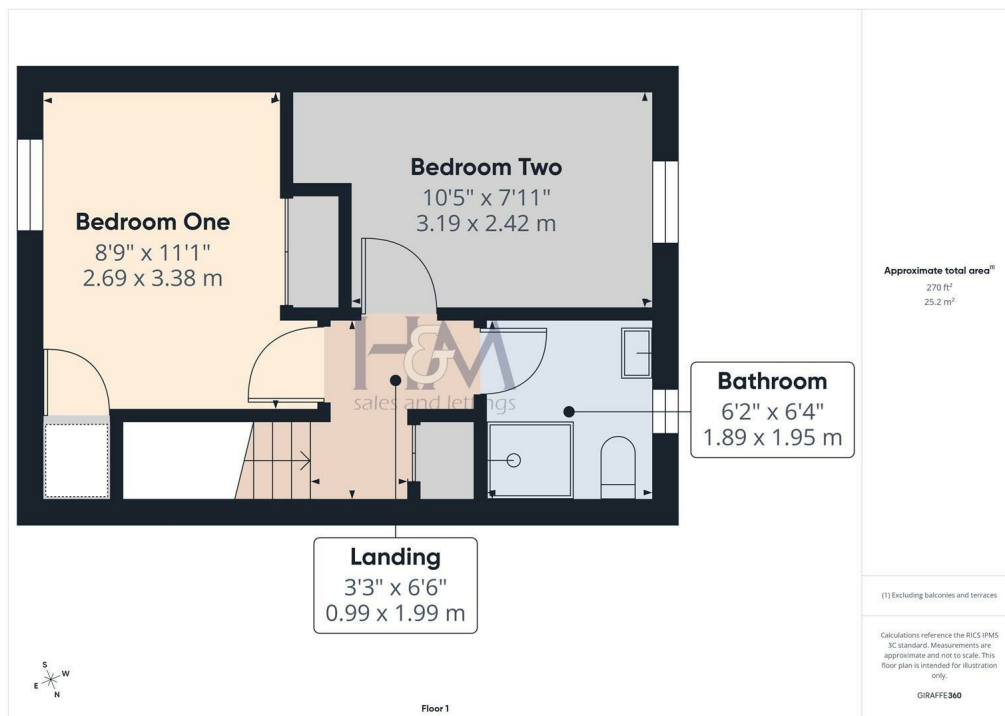
6'4" x 6'2" (1.95 x 1.89)

Fully tiled shower room with low level WC, vanity wash hand basin, corner shower cubicle with waterfall shower and separate handset, heated towel rail, extractor fan, light up vanity mirror with demist function. Double glazed opaque window to the rear aspect, recessed spotlights, and tiled floor.

Rear Garden

A west facing garden with patio area to rear side, a mixture of mature plants and shrubs, laid lawn, rear gate access leading to parking area, a wood-built storage shed, and a cold water tap.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	