Alexander Bond
& Company

Estate Agents | Property Management

1a Gun Road Gardens, Knebworth, SG3 6ED

Offers In Excess Of £400,000

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1a Gun Road Gardens

Knebworth, SG3 6ED

- Stunning Two-Bedroom End-of-Terrace Home
- Contemporary Fitted Kitchen and Open-Plan Living
- Downstairs Cloakroom
- Private Rear South/West Facing Garden
- Private Enclosed Garden
- Recently Built & Beautifully Presented Throughout
- Open Plan Kitchen / Lounge
- Principal Bedroom with En-Suite Shower Room
- Garden Outbuilding - Ideal Home Office/Study
- Off-Street Parking for Two Cars

OFFERS BETWEEN £400,000 - £425,000 CONSIDERED

Alexander Bond & Co are delighted to offer for sale this beautifully presented CHAIN FREE two-bedroom end-of-terrace home, located in the popular village of Knebworth and conveniently positioned within walking distance of the mainline railway station.

Constructed in 2022, the property combines the benefits of a four year old home with a stylish and contemporary interior. Finished to a high standard throughout and benefiting from the remainder of its 10-year NHBC warranty, this is a fantastic opportunity for anyone looking for a modern home that is ready to move straight into.

Upon entering the property, the entrance hall leads to a useful ground-floor cloakroom before opening into the heart of the home, a generous open-plan kitchen and living area. Designed with modern living in mind, this bright and welcoming space offers plenty of room for cooking, dining and relaxing, as well as being ideal for entertaining family and friends.

Upstairs, there are two generous bedrooms, including a well-proportioned second bedroom, while the main bedroom enjoys the added benefit of a private en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Outside, the property continues to impress. To the front there is off-street parking for two cars, while the rear garden provides a pleasant and private outdoor space.

A real feature of the property is the detached garden outbuilding, which has both power and air conditioning. Offering a highly versatile additional room away from the main house, it is perfectly suited for use as a home office, study, creative space or home gym.

Offered chain free, this superb property should be viewed at the earliest opportunity.

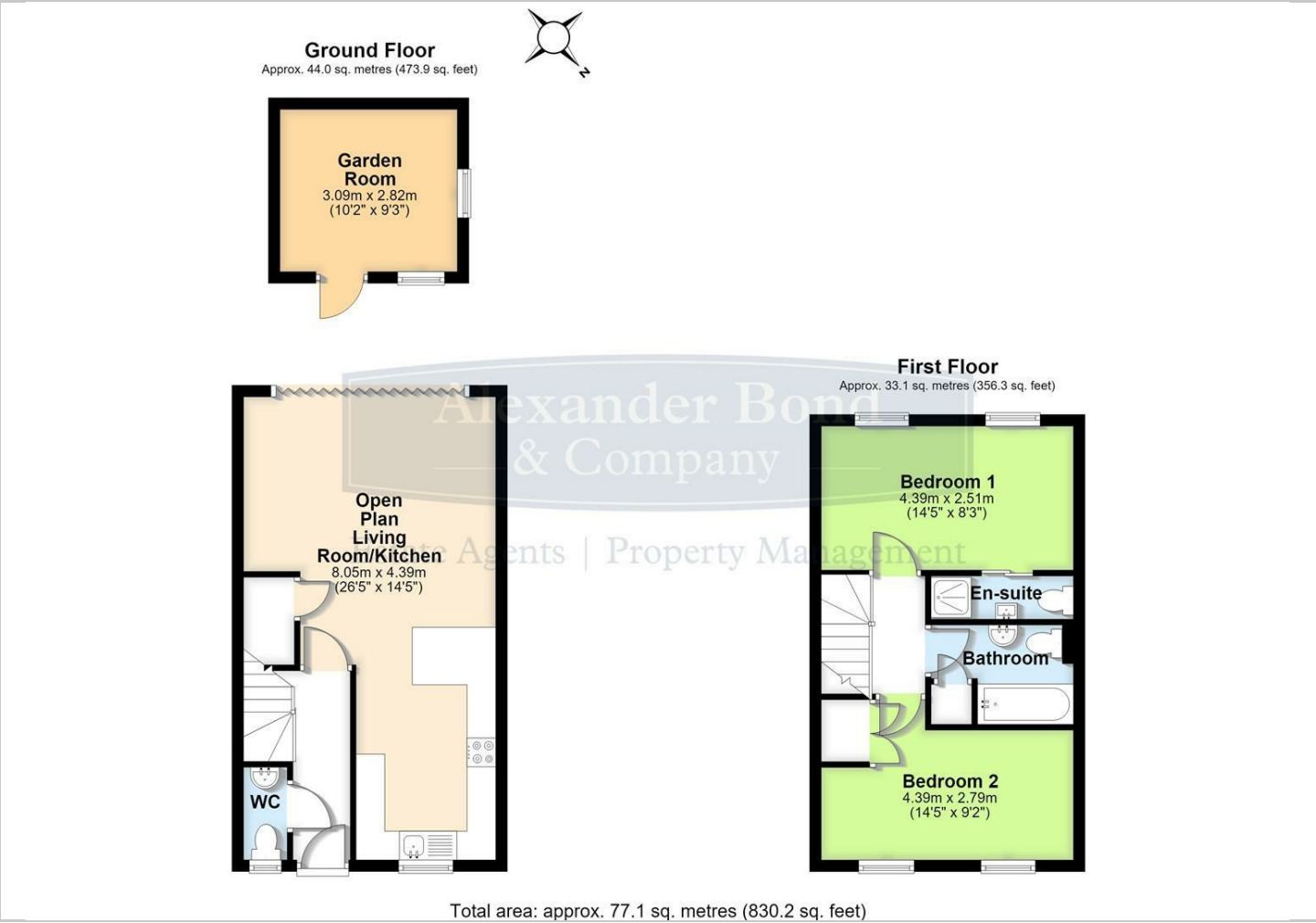
Offers In Excess Of £400,000

Entrance Hall	
Cloakroom	
Open Plan Kitchen/ Lounge	
Lounge Area	16'1" x 14'4" (4.90 x 4.37)
Kitchen Area	11'4" 8'0" (3.45 2.44)
Stairs/ Landing	
Bedroom One	14'4" x 8'2" (4.37 x 2.49)
Ensuite Shower Room	
Bedroom Two	15'1" x 11'5" x 7'5" (4.60 x 3.48 x 2.26)
Bathroom	
Outside	
Anti-Money Laundering	

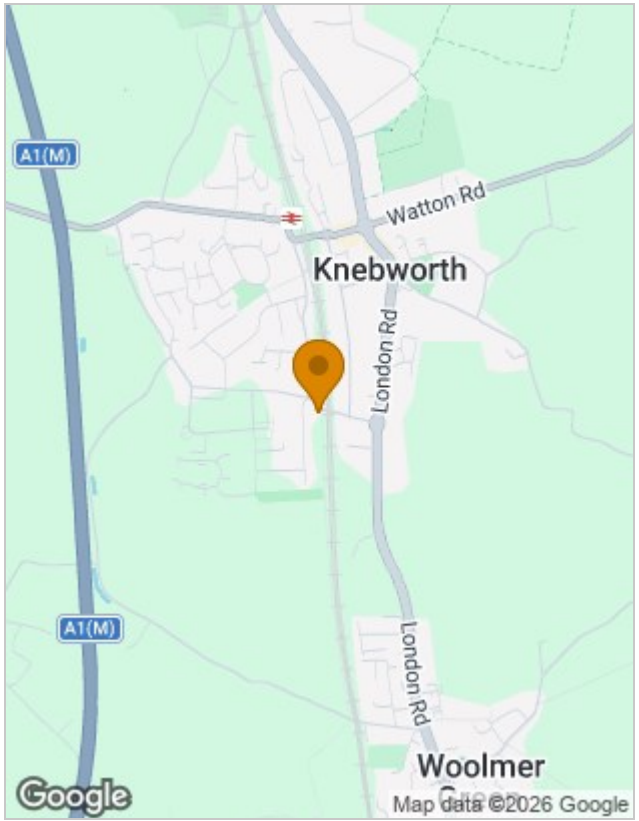
Directions

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 Blackfriars in 24 minutes

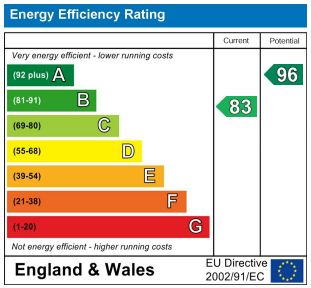
Floor Plans



Location Map



Energy Performance Graph



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
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The Property Ombudsman