Alexander Bond & Company

Estate Agents | Property Management



Deards Wood, Knebworth, SG3 6PG

Guide Price £685,000

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Deards Wood

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- Chain Free
- Spacious Lounge Dining Room
- Attached Garage & Driveway
- Good Sized South Facing Garden
- Plenty of Scope to Extend (STPP)
- Three Bedroom Detached House
- Highly Desirable Location
- Kitchen/ Utility Room
- Walking Distance to Train Station & Shops
- EPC RATING D



Alexander Bond & Company are delighted to present this CHAIN FREE three-bedroom detached home for sale in the sought-after area of Knebworth, just a short walk from Knebworth railway station and local amenities.

Offered with immediate possession, the property occupies a generous plot and benefits from off-street parking to the front, with excellent potential for further enhancement.

The ground floor comprises an entrance lobby, hallway, spacious lounge/dining room, fitted kitchen with appliances, utility room, and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom.

Externally, the property features a well-maintained, southerly-facing rear garden providing ample outdoor space. To the front, there is a private garden and driveway offering off-street parking, leading to an attached garage complete with power and lighting.

A fantastic opportunity with significant scope for improvement.

Deards Wood 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.





ENTRANCE LOBBY
Access via double glazed front door, Parquet flooring, glazed door to:

INNER HALL
Stairs off to first floor, Parquet flooring, double radiator, double glazed window to front, telephone point.

CLOAKROOM
Double glazed window to front, low level WC, hand wash basin, radiator, vinyl tiled floor.

LOUNGE/ DINING ROOM 19'5" max x 19'3" max (5.92m max x 5.87m max)
Triple aspect double glazed windows, double glazed door opening into garden, radiator, Parquet flooring, feature open fire place .

KITCHEN 10'11" max x 8'11" max (3.33m max x 2.74m max)
Double glazed window to rear, fitted wall and base cupboards , fitted drawers, work top surfaces, fitted sink unit with taps, vinyl flooring, radiator, part tiled walls, electric cooker with extractor over, dishwasher, serving hatch to dining area, glazed door to:

UTILITY ROOM 8'9" max x 4'7" max (2.67 max x 1.40 max)
Double glazed door to garden, fitted wall and base cupboards, washing machine, electric wall heater, wall mounted boiler serving central heating and hot water, vinyl flooring, door to garage.

FIRST FLOOR LANDING
Double glazed window to front, access to insulated loft with drop down ladder and light, radiator.

BEDROOM ONE 16'11 max x 11' max (5.16m max x 3.35m max)
Double glazed window to rear, radiator, range of fitted wardrobes.



BEDROOM TWO 11'9" x 10'11" (3.58m" x 3.33m")
Double glazed window to rear, radiator, built in cupboard with hanging rail.

BEDROOM THREE 11" max x 7'8" max (3.35m max x 2.34m max)
Dual aspect double glazed windows, radiator.

BATHROOM
Two opaque double glazed windows, panelled bath with shower screen, low level WC, pedestal hand wash basin, fully tiled around the bath area, fitted electric shower, vinyl tiled floor, radiator, shaver point, mirror, glass shelf, built in airing cupboard housing lagged hot water tank and fitted immersion heater.

ATTACHED GARAGE 16'0" x 8'3" (4.88m x 2.54m)
Metal up and over door, power and light, door to utility room.

FRONT
Block paved driveway, covered porch, lawn with established plants and shrubs.

REAR GARDEN
Good sized southerly facing that is laid mainly to lawn, automatic controlled sun canopy, patio area steps down to lawn,, established plants , shrubs and flowers, brick retaining wall, close board fencing.

Anti-Money Laundering Checks
Buyer Verification

Following acceptance of an offer, Alexander Bond & Co is required to carry out identity and Anti-Money Laundering checks on all purchasers.

To complete these checks, we use an independent verification provider. The cost of this service is £35.00 + VAT per person.

This process forms part of our compliance obligations and must be completed before the sale can progress.

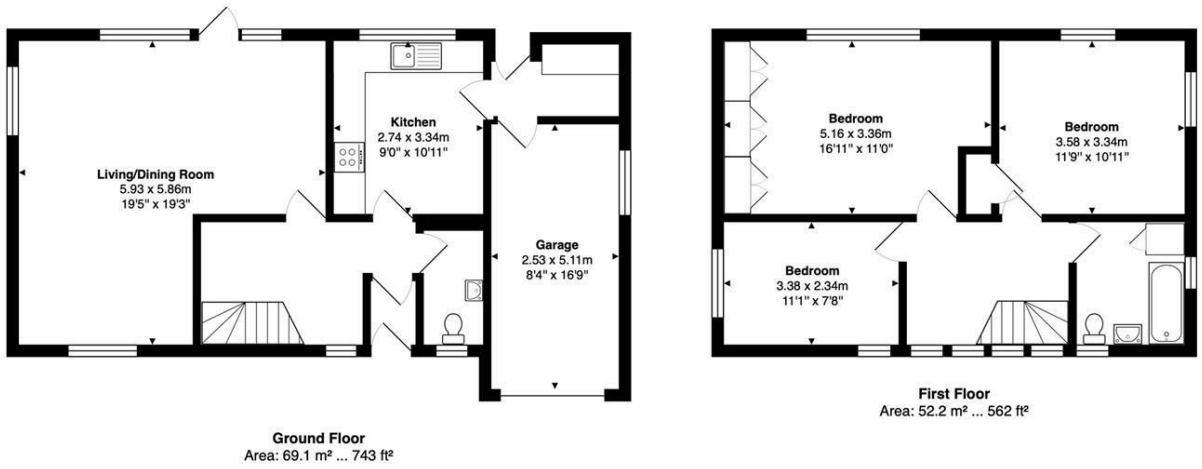
Directions

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 25/35 minutes.





Floor Plans



Ground Floor
Area: 69.1 m² ... 743 ft²

First Floor
Area: 52.2 m² ... 562 ft²

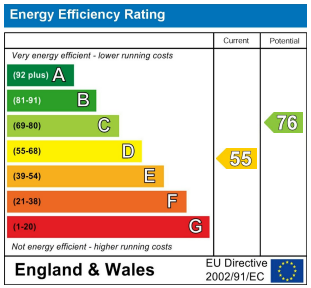
Total Area: 121.3 m² ... 1305 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

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.

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The Property Ombudsman