

# Alexander Bond & Company

Estate Agents | Property Management



Orchard Way, Knebworth, Herts, SG3 6BU

Guide Price £510,000



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# Orchard Way

Knebworth, SG3 6BU

- Extended Four Bedroom End Terraced House
- Excellent Family Accommodation
- Fitted Kitchen With Integrated Appliances
- Downstairs Cloakroom
- Study / Office
- Popular Location Close to Open Countryside
- Spacious Lounge
- Block Paved Driveway Providing Private Parking
- Dining Hall Area.
- Four Piece Bathroom Suite

Alexander Bond & Company are delighted to present for sale the freehold of this chain-free, deceptively spacious, extended four-bedroom end-terrace home, ideally positioned on the outskirts of Knebworth, close to open countryside.

The property is well presented throughout and provides an excellent standard of versatile family accommodation. The ground floor comprises an entrance lobby, a spacious lounge, a modern kitchen with integrated appliances, a dining room, a study, and a downstairs cloakroom. Upstairs offers four generously sized bedrooms and a family bathroom featuring a four-piece suite.



## ENTRANCE LOBBY

Access via opaque double glazed front door, opaque double window to side.

## LOUNGE

Double glazed window to front, wood flooring, double radiator, glazed door to:

## DINING HALL

Stairs off from first floor, opaque double glazed window to side, double radiator, double glazed sliding door to rear,

## KITCHEN

Oak effect fitted kitchen with a range wall and base units with cupboards and drawers, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, built in gas hob, electric cooker and stainless steel extractor hood, double glazed window to rear double glazed door to rear, wall mounted Baxi boiler, ceramic tiled flooring.

## INNER LOBBY

## CLOAKROOM

Pedestal hand wash basin with mixer tap, low level WC, extractor fan, wood flooring, inset ceiling spot lights.

## STUDY

Double glazed window to front, meter cupboard housing fuse box and electric meter.





#### **OUTER LOBBY**

Double glazed doors to front and rear, opaque double glazed window to side.

#### **LANDING**

Access to loft, double glazed window to side.

#### **BEDROOM ONE**

Double glazed window to front, wood flooring, radiator.

#### **BEDROOM TWO**

Double glazed window to rear, double radiator, wood flooring.

#### **BEDROOM THREE**

Double glazed window to front, wood flooring, radiator.

#### **BEDROOM FOUR**

Double glazed window to rear, radiator, wood flooring.

#### **BATHROOM**

Four piece bathroom suite comprising of a fitted shower cubicle with a tray, door, shower wall panelling, mixer controls and shower attachment, extractor light, heated towel rail, wood effect vinyl flooring.

#### **OUTSIDE**

Front Block paved driveway providing off street parking for three cars.

Rear: Good sized garden , lawn, two paved patio areas, detached summer house with power , light, double glazed windows and door, covered porch to side, outside power points, outside tap, fenced borders.

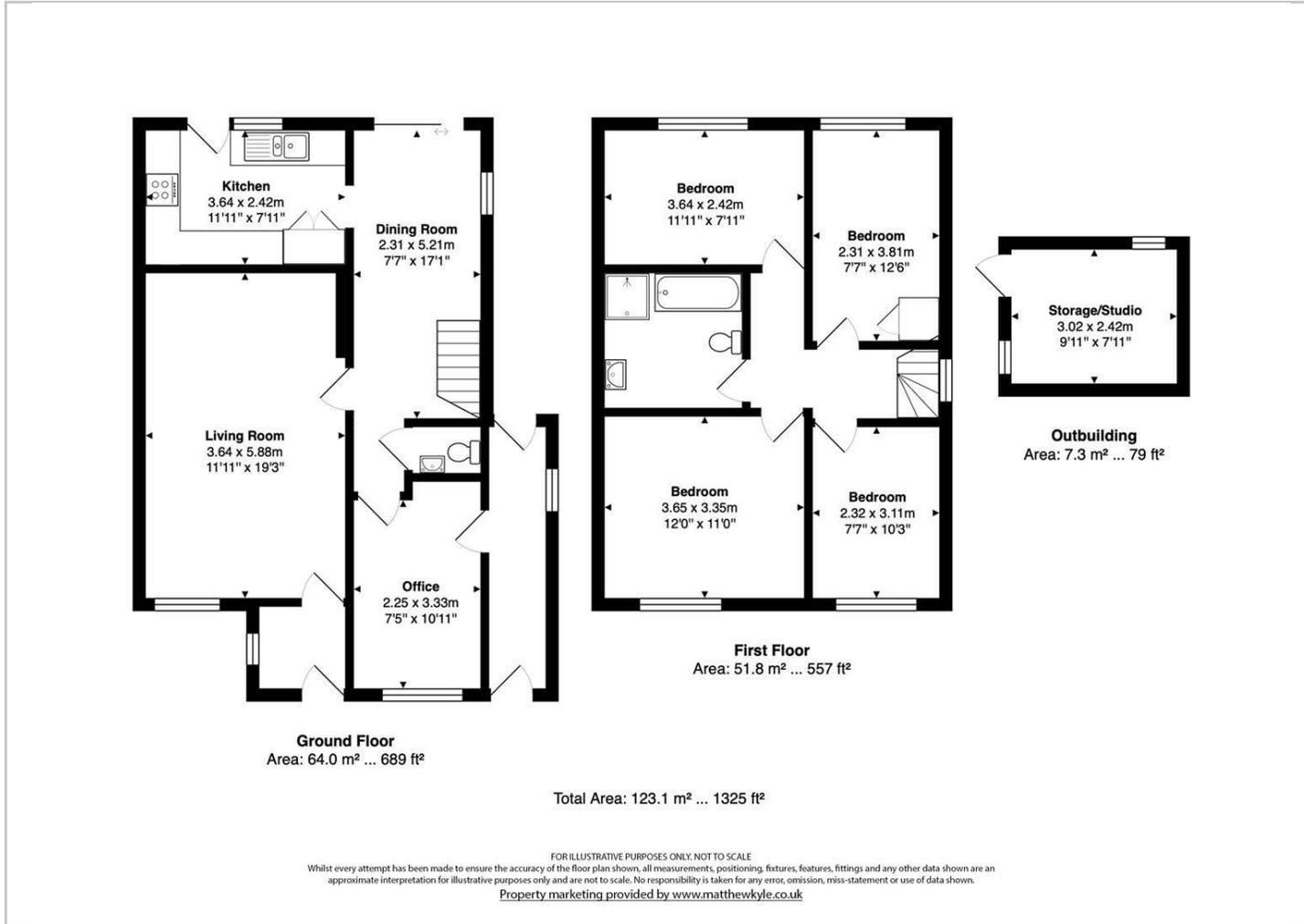
## **Directions**

Knebworth is a well-served village offering a superb range of local amenities, including a doctor's surgery, two dentists, a chemist, post office, library, Co-op food store, and a selection of eateries — including Indian, Chinese, and Mediterranean-style takeaways, along with cafés and an off-licence. The village also benefits from a highly regarded junior and mixed infant school, churches, and a recreation ground with tennis courts, a bowling green, and a children's play area. Additional leisure facilities include a golf club and, on the village outskirts, a health and fitness club with swimming pool and gym.





## Floor Plans



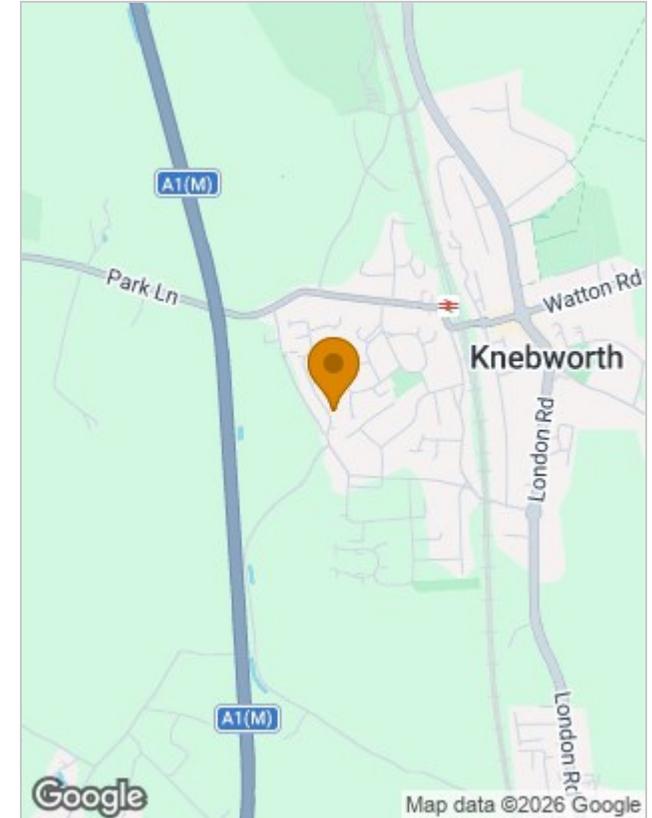
## Viewing

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

