



Connells

Wadnall Way
Village Location Knebworth



Property Description

A delightful two bedroom end of terrace home in the ever popular village of Knebworth. Ideally located within walking distance to the train station and being recently upgraded this will make an ideal first time buy!

There is an entrance porch as you walk in which leads onto a spacious lounge/diner with patio doors leading on to the rear garden. The kitchen is brand new and completes the ground floor. Upstairs, there are two good sized bedrooms along with a family bathroom. Externally there are front and rear gardens, the rear of which is enclosed with decking and artificial lawn. There is also an allocated parking space to the side of the home.

Situated within a quiet residential close, the property enjoys a highly convenient village setting. The property is within easy walking distance of Knebworth High Street, offering a range of local shops, cafés and amenities and primary schooling. Knebworth mainline station is close by, providing direct rail links into London, while excellent road connections give straightforward access to the A1(M) and surrounding towns, making this an ideal location for commuters and families alike.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & ant-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead!

Entrance Porch

Lounge

Dining Area

Brand New Fitted Kitchen

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Front Garden

Rear Garden

Allocated Parking Space







Total floor area 59.5 m² (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STV312662



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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