

# Alexander Bond & Company

Estate Agents | Property Management



Broom Grove, Knebworth, Hertfordshire, SG3 6BQ

Guide Price £435,000





# Broom Grove

Knebworth, SG3 6BQ

- Great Potential – opportunity to extend or improve STPP
- Private Driveway
- Sunny South-Facing Garden
- Double-Glazed Windows
- Desirable Location
- Three-Bedroom Chalet-Style House
- Off Street Parking
- Separate Lounge and Dining Areas
- Gas-Fired Central Heating
- EPC RATING E

We are delighted to bring to the market this three-bedroom semi-detached chalet-style house, situated on the edge of Knebworth village, close to open countryside yet within easy walking distance of the mainline railway station and the village's excellent range of amenities.

On the ground floor, the accommodation comprises a welcoming entrance hallway, a spacious lounge, a separate dining room, and a well-fitted kitchen with a range of built-in appliances.

Upstairs, the accommodation includes three well-proportioned bedrooms and a recently refurbished bathroom.

Externally, the property benefits from a driveway to the front, providing convenient off-street parking. To the rear, there is a generous south-facing garden, offering plenty of outdoor space and excellent potential for landscaping or entertaining.

The property also offers scope to extend (subject to the usual planning permissions), making it an excellent opportunity for buyers looking to add further space



## ENTRANCE HALL

Access via front door, opaque double glazed window to side, radiator, stairs off to first floor, built in under stairs cupboard.

## KITCHEN

Double glazed window to side, double glazed door to rear garden, stainless steel single drainer sink unit with mixer tap, built in oven and hob, work top surfaces, wall and base units, utility space for fridge/ freezer, 'Worcester' boiler serving central heating and hot water, vinyl wood effect flooring, part tiled walls, plumbing for a washing machine.

## DINING ROOM

Double glazed patio doors opening into garden, double radiator.

## LOUNGE

12'9" x 10'8" (3.89 x 3.25)  
Double glazed bow window to front, radiator.

## FIRST FLOOR LANDING

Double glazed window to side, access to loft.





### **BEDROOM ONE**

Double glazed window to front, radiator, built in airing cupboard housing lagged hot water tank.

### **BEDROOM TWO**

Double glazed window to rear, radiator.

### **BEDROOM THREE**

Double glazed window to front, radiator.

### **BATHROOM**

Opaque double glazed window to rear, panelled bath, low level WC, pedestal hand wash basin, fully tiled walls, fitted shower, wood effect vinyl flooring.

### **OUTSIDE**

Front: Open plan lawn, concrete driveway providing off street parking, gated access to side.

Rear: South facing aspect, lawn, established trees, shrubs and plants patio area.

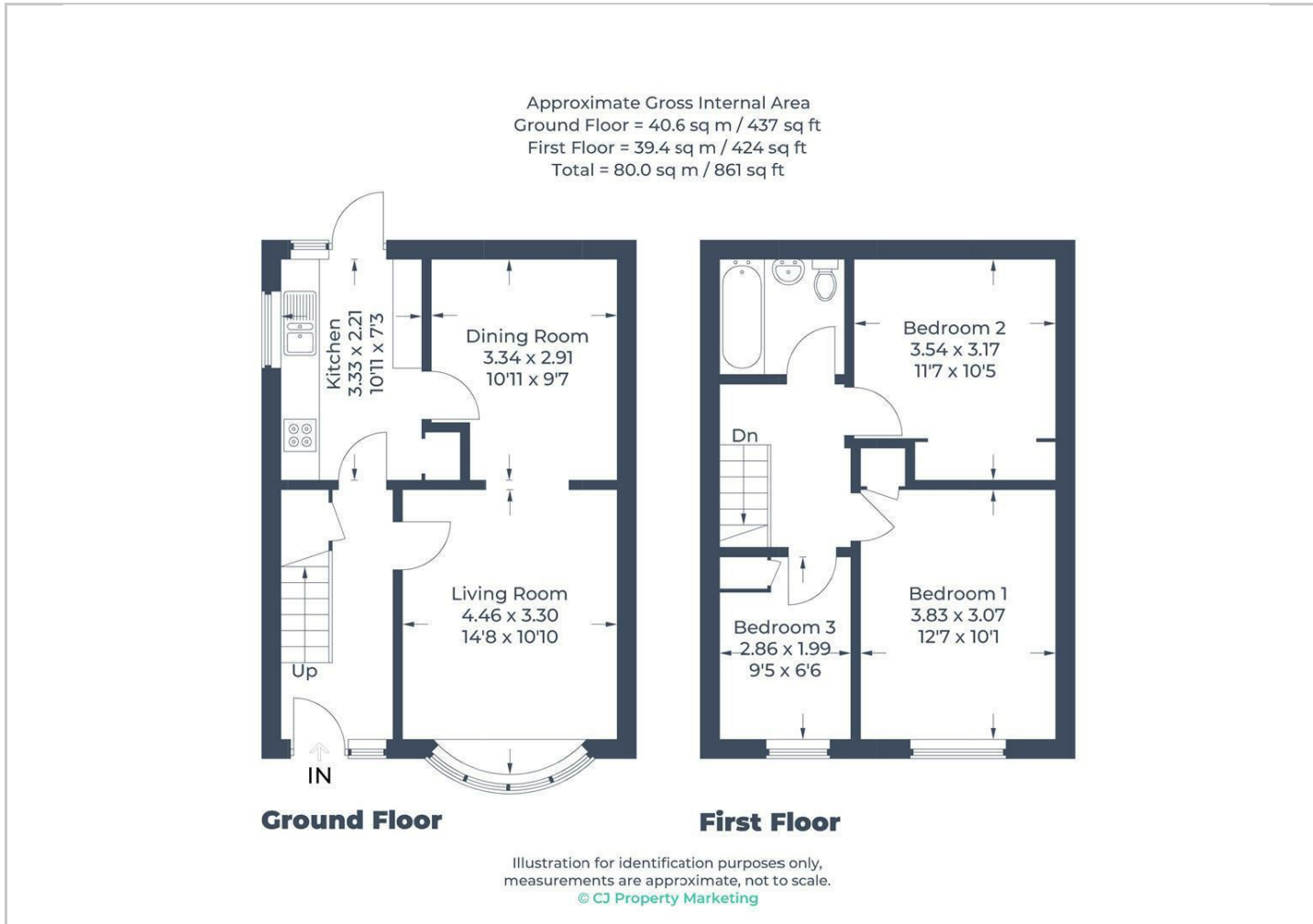
### **Directions**

Broom Grove in Knebworth, Hertfordshire, is a residential street conveniently located near Knebworth Station, just a 5-minute walk away, offering direct train services to London King's Cross and St Pancras in around 35 minutes. The area is also served by local bus routes connecting to surrounding towns, and road access is excellent via the A1(M) motorway, with Junction 7 nearby for easy travel to Stevenage, Welwyn Garden City, and London. Additionally, Luton Airport is within a reasonable driving distance, making Broom Grove well-connected for both commuting and travel.





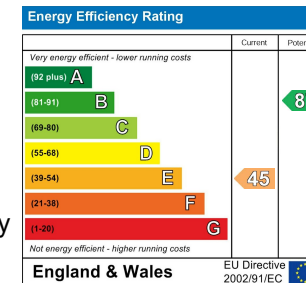
## Floor Plans



## 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.