

Alexander Bond & Company

Estate Agents | Property Management



Orchard Way, Knebworth, Hertfordshire, SG3 6BU

Guide Price £425,000





Orchard Way

Knebworth, SG3 6BU

- Extended Two-Bedroom House
- Spacious and Well-Presented Living Room
- Bright Conservatory
- Attractive Enclosed Rear Garden
- Walking Distance To Mainline Station
- Chain Free
- Open-Plan Kitchen and Dining Area
- Private Driveway and Garage
- Popular Location Close to Open Countryside

An extended and well presented two bedroom house situated in the popular village of Knebworth, offering spacious, versatile accommodation, a conservatory, downstairs shower room and WC, private driveway, garage and an attractive enclosed rear garden.

The property is approached via a private driveway, providing convenient off-road parking and access to the attached garage. A neatly maintained front garden with established shrubs and flowering plants creates an attractive and welcoming first impression.

Upon entering the house, you will walk into an entrance lobby and then greeted by a bright and comfortable living room. The room is generously proportioned, with ample space for a large sofa and additional seating. Neutral decor, light flooring and double glazed windows to the front allow plenty of natural light to enter, the staircase rises from the living room to the first-floor accommodation.

To the rear of the property is the extended kitchen, dining area and utility room. The kitchen is fitted with a comprehensive range of modern wall and base units, contrasting work surfaces and a central peninsula incorporating the sink and additional preparation space. Integrated appliances, along with generous cupboard and worktop space.

The adjoining dining area comfortably accommodates a dining table and chairs. large windows and glazed doors help to create a bright and open atmosphere, while providing a pleasant outlook towards the rear garden. The utility room flows from the dining area which has space for appliances, additional cupboards, access to the shower room, WC and garage.

A conservatory extends the ground-floor living space and offers a versatile additional room.



On the first floor, the principal bedroom is a spacious double room with space for a large bed, wardrobes, bedside furniture and a dressing table. The room is presented in light, neutral tones and benefits from a pleasant outlook.

The second bedroom is also well proportioned and is currently arranged as a colourful children's room. It offers space for a bed, desk and storage furniture, making it suitable as a child's bedroom, guest room or dedicated home office.

The modern family bathroom is finished with neutral wall and floor tiling. It comprises a panelled bath with shower above and a clear glass screen, a wash basin with storage beneath, a WC, mirrored cabinet and chrome heated towel





rail. A frosted window provides natural light and ventilation while maintaining privacy.

Outside, the rear garden is an appealing feature of the property. It is predominantly laid to lawn and surrounded by established shrubs, trees and planted borders, creating a private and attractive outdoor space. A paved patio immediately behind the house provides an ideal area for outdoor seating, dining and barbecues. The garden offers plenty of room for children to play, gardening or simply relaxing during the warmer months.

The attached garage provides valuable additional storage and may also be suitable for parking, workshop use or conversion, subject to the necessary planning permissions and building regulations. The private driveway offers further off-road parking.

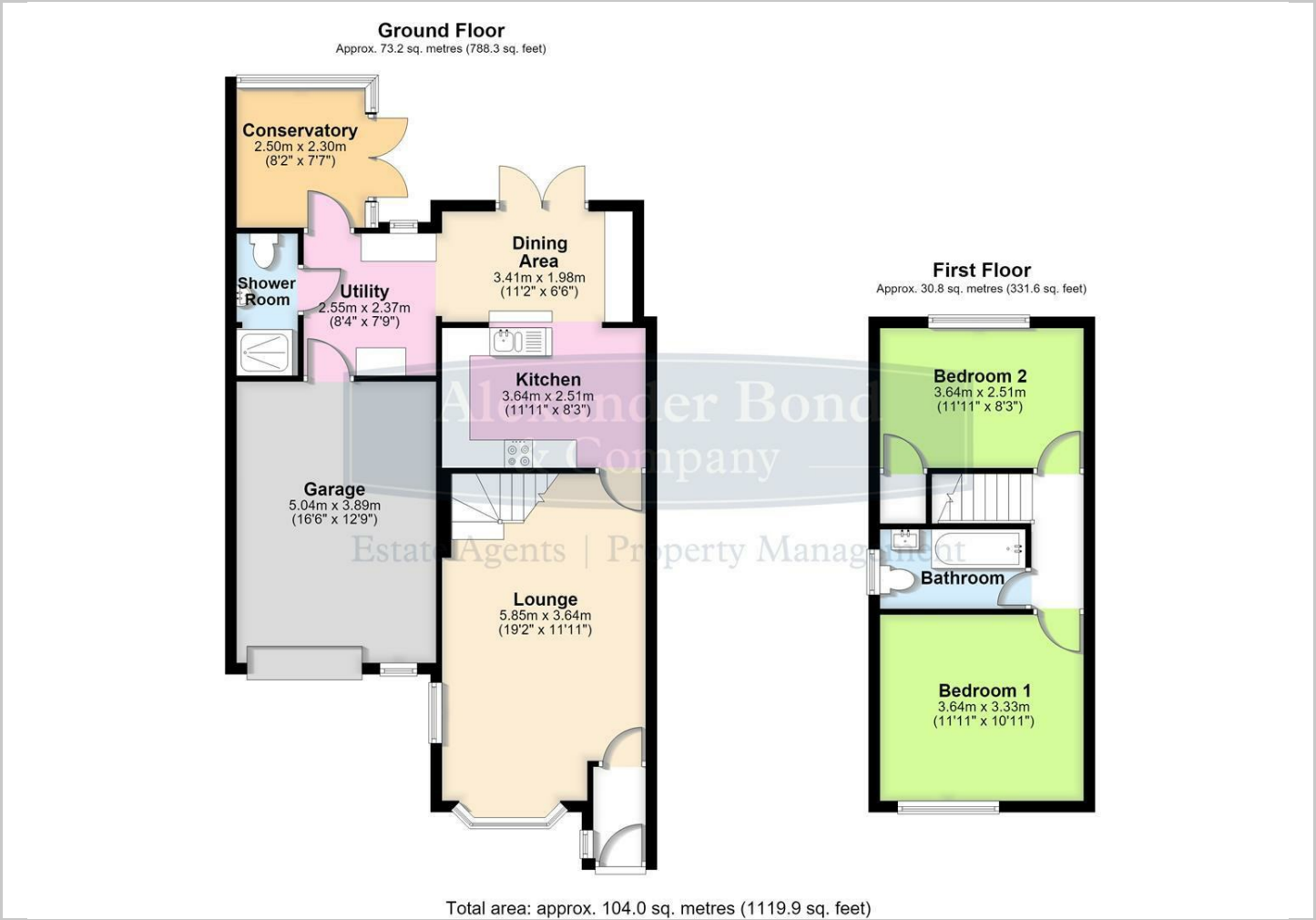
Directions

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 St Pancras International in 25 minutes





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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

