



10 Meadway, Knebworth, SG3 6DN

**£410,000**

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA



# 10 Meadway, Knebworth, SG3 6DN

Located in the heart of the sought-after village of Knebworth, this three-bedroom mid-terrace home on Meadway offers well-balanced accommodation and excellent potential for modernisation. The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, a generously sized living room with views over the front garden, and a separate dining room which sits neatly alongside the kitchen, providing an ideal layout for future open-plan reconfiguration if desired (subject to the usual consents). The kitchen offers direct access to the rear, while a useful external utility room and WC add valuable practicality rarely found in properties of this type. Upstairs, the property features three well-proportioned bedrooms, including two generous doubles and a good-sized single, all served by a family bathroom. Built-in storage cupboards in the bedrooms further enhance the functionality of the space. To the rear, the property enjoys a good-sized garden, ideal for families, entertaining or keen gardeners, with plenty of scope to landscape or extend. On-road parking is available to the front.

## Entrance hall

**Kitchen 11'8" x 8'10" (3.58m x 2.70m)**

**Living room 14'3" x 11'10" (4.36m x 3.63m)**

**Dining room 9'1" x 8'10" (2.79m x 2.70m)**

**Utility room 11'2" x 5'10" (3.42m x 1.80m)**

## Cloakroom

**Bedroom 1 15'7" x 11'10" (4.77m x 3.63m)**

**Bedroom 2 15'7" x 8'11" (4.77m x 2.72m)**

**Bedroom 3 9'11" x 8'11" (3.03m x 2.73m)**

## Bathroom

## Garden

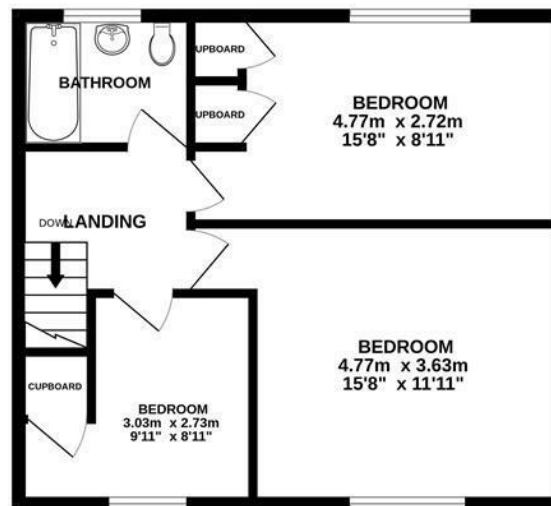
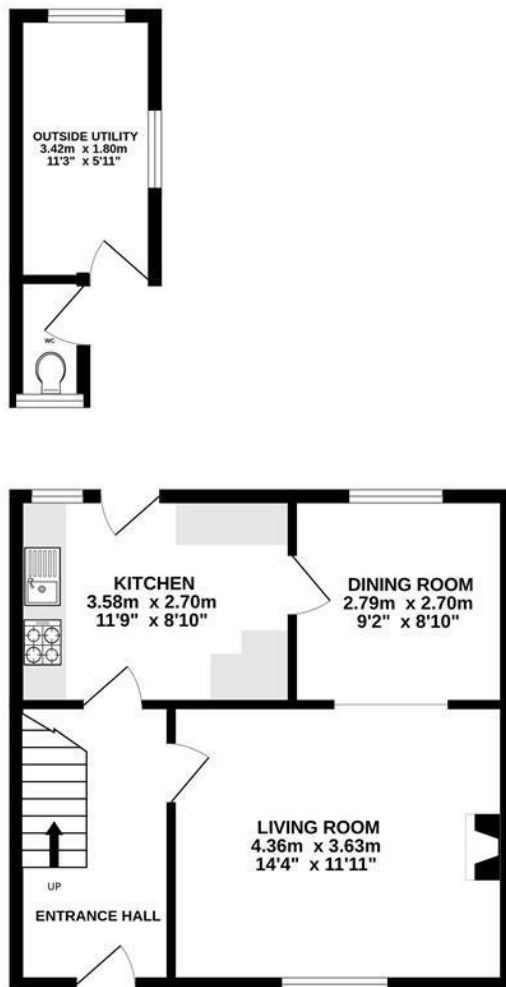
While the property would benefit from modernisation throughout, it offers a fantastic opportunity for purchasers to create a home tailored to their own style and requirements. The generous garden provides excellent scope for landscaping, entertaining or potential extension, subject to the usual consents. The location is a real highlight, with Knebworth High Street just a short walk away, offering a range of everyday amenities including a Co-op supermarket, independent bakery, traditional butcher, Chinese takeaway and popular Indian restaurant. Well-regarded schools, open countryside and Knebworth mainline station are also close by, making this an ideal location for both families and commuters alike.



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GROUND FLOOR  
47.4 sq.m. (511 sq.ft.) approx.

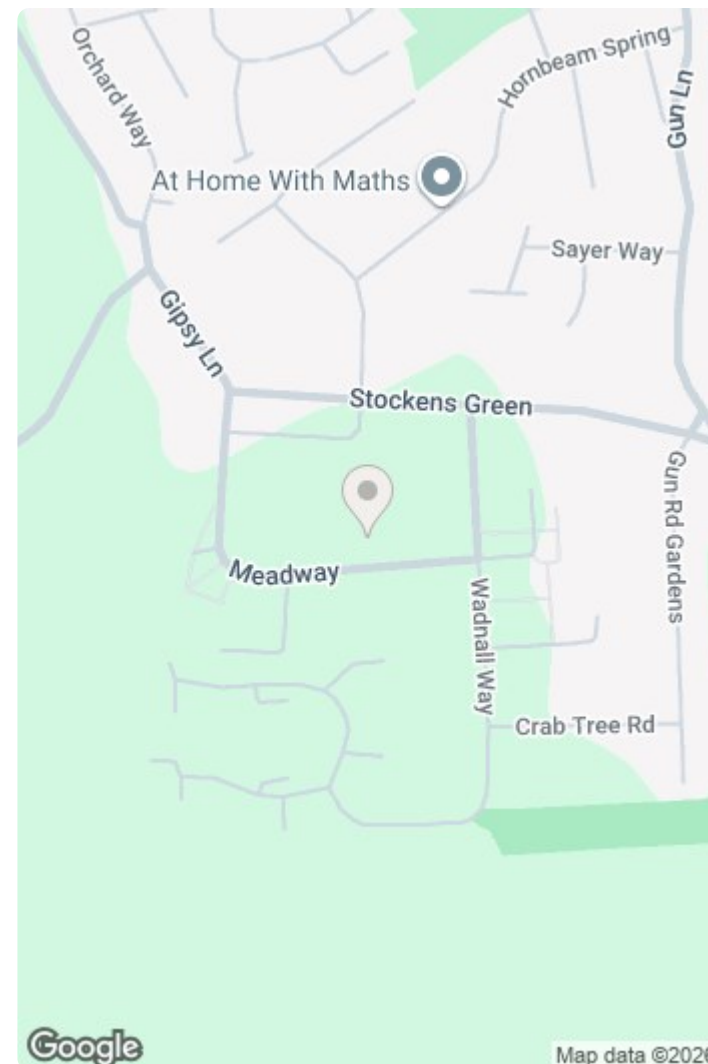
1ST FLOOR  
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA: 91.7 sq.m. (987 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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