



70 Broom Grove, Knebworth

Knebworth

CHANDLERS

Guide Price £475,000

# 70 Broom Grove

## Knebworth

Located within a popular cul-de-sac in Knebworth, this extended four bedroom semi-detached family home offers spacious accommodation across three floors and is ideally positioned within easy reach of the village amenities and mainline station with direct links into London Kings Cross.

Internally the home comprises; entrance hall, comfortable lounge with feature fireplace, and a generous kitchen/dining room with French doors opening onto the rear garden. The first floor offers three bedrooms and a family bathroom, whilst the converted loft provides an impressive principal bedroom with en-suite shower room.

Externally the Westerly facing rear garden features a patio area, sun deck and lawn, alongside an outbuilding with potential for a home office or studio. Further benefits include a garage, driveway parking and scope for additional extension STPP. (EPC D - North Hertfordshire Council - Tax Band D)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 70 Broom Grove

Knebworth

- Four bedroom semi-detached home
- Extended across three floors
- Popular cul-de-sac location
- Spacious kitchen/dining room
- Bright loft conversion with en-suite
- Westerly facing rear garden
- Patio, decking & lawn area
- Outbuilding ideal for office space
- Garage & driveway parking
- Potential to extend further STPP











Approximate Gross Internal Area  
 Ground Floor = 37.4 sq m / 402 sq ft  
 First Floor = 34.8 sq m / 374 sq ft  
 Second Floor = 23.2 sq m / 250 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Outbuilding = 10.5 sq m / 113 sq ft  
 Total = 120.7 sq m / 1,298 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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