

# Alexander Bond & Company

Estate Agents Property Management



Wadnall Way, Knebworth, Hertfordshire, SG3 6DT

Guide Price £365,000





# Wadnall Way

Knebworth, SG3 6DT

- Chain Free
- Spacious Open-Plan Living / Dining Room
- Double Glazing And Gas Central Heating Throughout
- Covered Carport Providing Convenient Off-Street Parking
- Close to Open Countryside
- Two Generous Bedrooms
- High-Quality Contemporary Kitchen With Integrated Appliances
- Modern Bathroom Suite
- Private South-Facing Garden
- Freehold

Alexander Bond & Co are delighted to present this beautifully maintained, contemporary-style home located in this popular area on the edge of Knebworth village and situated close to open countryside.

The ground floor showcases a bright and spacious open-plan design, offering a versatile living and dining area. The kitchen has been finished to a high specification, featuring stylish cabinetry and quality fittings that complement the home's sleek aesthetic.

On the first floor, there are two well-proportioned bedrooms alongside a recently refurbished shower room, complete with modern fixtures.

Additional benefits include double glazing, gas central heating via a modern combi boiler.

Externally, the home offers a private, south-facing garden as well as a convenient car port providing off-street parking.

Internal Viewing is highly recommended.





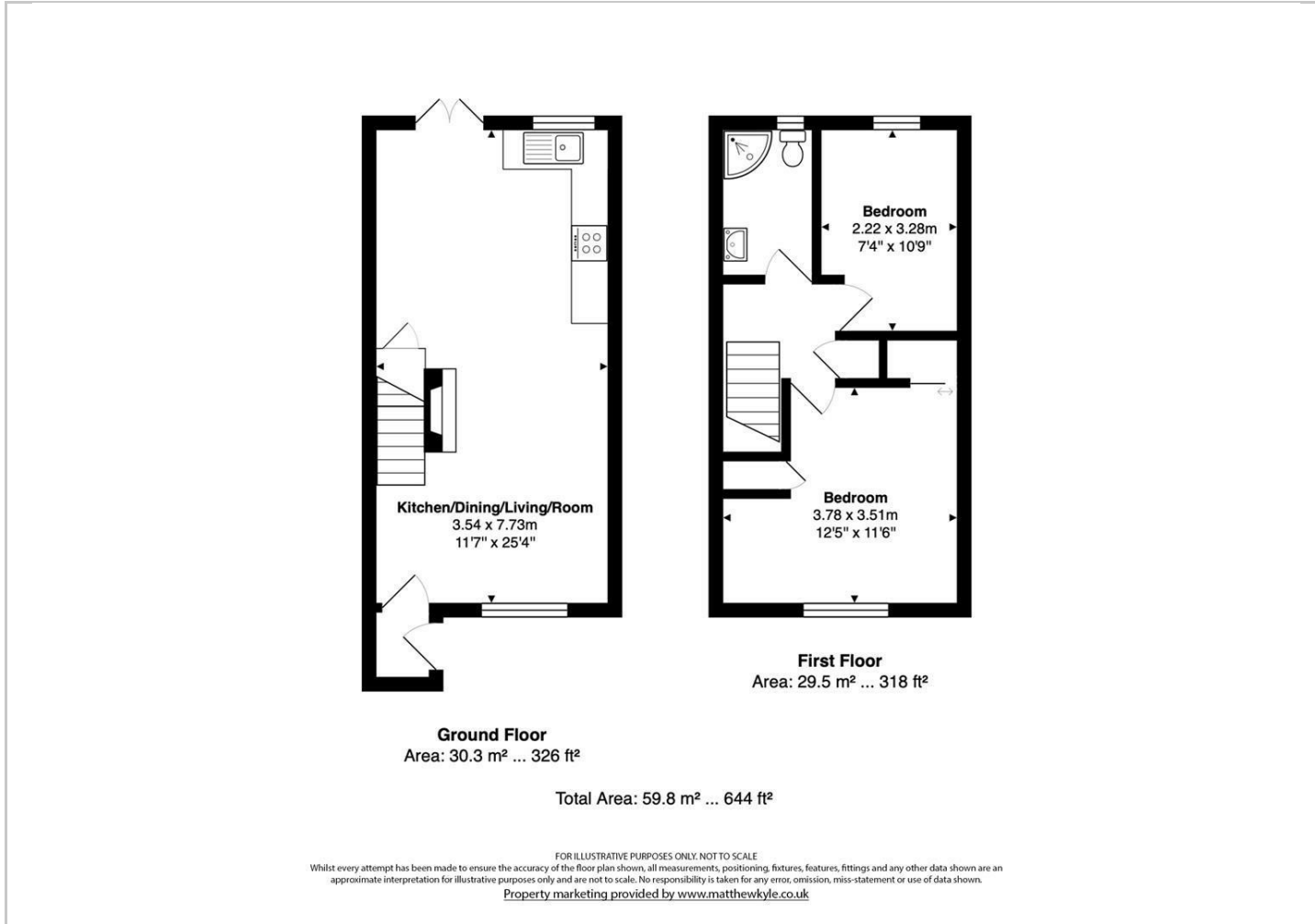
## Directions

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 Kings Cross in around 25/35 minutes.





## Floor Plans



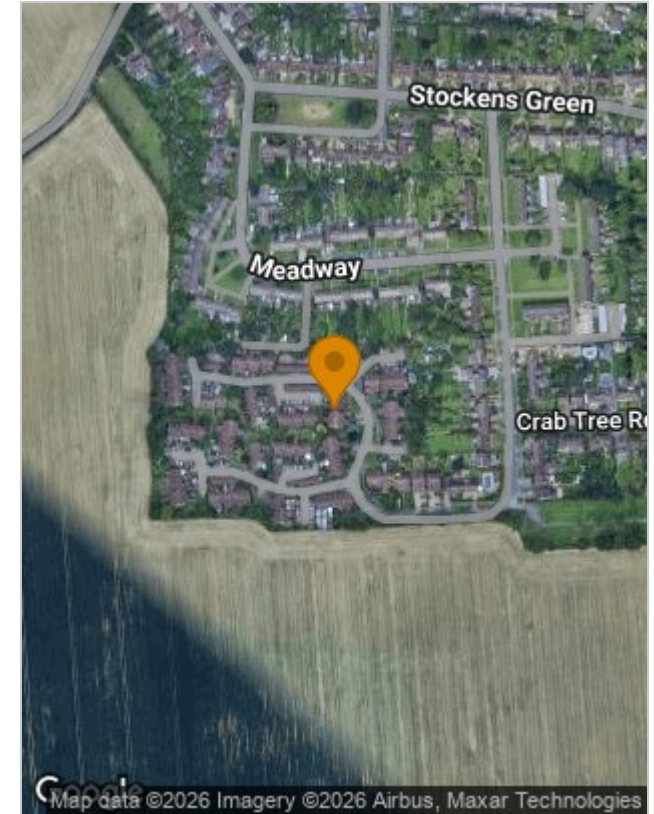
## Viewing

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.

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## Location Map



## Energy Performance Graph

