

# Alexander Bond & Company

Estate Agents | Property Management



Hornbeam Spring, Knebworth, Hertfordshire, SG3 6BE

Guide Price £625,000



3



2



1



D



# Hornbeam Spring

Knebworth, SG3 6BE

- A Three/ Four Bedroom Semi Detached House
- Spacious Open Plan Kitchen/ Family Room With a Vaulted Ceiling
- Ensuite Shower Room to Master Bedroom
- Garage and Parking on Driveway for Several Cars
- Situated in Desirable Area and Within Walking Distance to Amenities
- Tastefully Improved and Extended by the Present Owners
- Downstairs Cloakroom and a Utility Room
- Large Family Bathroom with a Four Piece Suite
- Good Sized Rear Garden With Patio Areas
- Internal Viewing Is Highly Recommended

Alexander Bond & Company are delighted to present this tastefully improved and extended by the current owners, this deceptively spacious home offers generous, contemporary family accommodation throughout.

The ground floor features entrance hall, a study/bedroom four, a utility room, a downstairs cloakroom, and an impressive open-plan kitchen/living/dining area with double-glazed bi-fold doors opening onto a good sized rear garden.

On the first floor, there is a master bedroom with fitted double wardrobes and a stylish contemporary ensuite shower room, along with two further bedrooms and a spacious family bathroom fitted with a modern four-piece suite.

Externally, the property benefits from an extensive block-paved driveway providing off-road parking for several vehicles, a garage with an electronically operated roller shutter door, and gated access to the rear garden

Additional features include gas central heating, double-glazed windows, and solid oak internal doors throughout.

Internal viewing is highly recommended to fully appreciate this lovely home.

Hornbeam Spring is located a short distance from the centre of Knebworth village and just a five minute walk to the train station with a direct link to London Kings Cross. The popular village offers an wide range of facilities including a highly regarded primary school, doctor's surgery and shops.



## ENTRANCE HALL

Access via contemporary style composite front door, inset ceiling spot lights, stairs of to first floor with storage space under lower steps, built in storage cupboard with light, grey laminate wood flooring.

## CLOAKROOM

Fitted WC with a concealed cistern, hand wash basin with storage under and a mixer tap, black and white patterned flooring, brick effect tiled walls, extractor fan.

## UTILITY ROOM

Double glazed window, inset stainless steel sink unit with mixer tap, quartz work top surface, grey high gloss fitted cupboards, built in cupboard housing a 'Baxi' gas fired combination boiler, brick effect wall tiles, plumbing for a washing machine and a space for a tumble dryer above, heated towel rail, tiled flooring.

## STUDY/ BEDROOM FOUR

Double glazed window, radiator, built in cupboard, grey laminate wood flooring.

## KITCHEN/ LIVING ROOM

Double glazed windows and double glazed bi-folding doors, fitted quartz work top surfaces, inset one and a quarter stainless steel sink unit with a mixer tap and routed drainer, fitted light grey high gloss wall and base units with cupboards and drawers, fitted pan drawers, feature island bar with quartz work top surface and drawers under, vaulted ceiling with double glazed roof windows and fitted electronically operated blinds, built in 'Neff' induction hob, built in microwave, grill and oven, quartz splash back, space for a American style fridge/freezer, built in understairs cupboard, tiled floor, underfloor heating, inset ceiling spot lights,

## STAIRS/ LANDING

Built in cupboard, inset ceiling spot lights.





#### **BEDROOM ONE**

Double glazed window, inset ceiling spot lights, radiator, fitted wardrobes with mirror fronted sliding doors.

#### **ENSUITE SHOWER ROOM**

Fitted double shower enclosure with overhead rain fall shower, wall mounted mixer tap and shower attachment, hand wash basin with mixer tap and cupboard under, black and white patterned floor tiles, under floor heating, fully tiled walls, heated towel rail, mirror fronted cabinet, low level WC, opaque double glazed window.

#### **BEDROOM TWO**

Double glazed window, radiator, fitted double wardrobe with sliding door.

#### **BEDROOM THREE**

Double glazed window, radiator.

#### **FAMILY BATHROOM**

Two opaque double glazed windows, fitted bath with side mounted taps and shower attachment, low level WC, fitted double shower enclosure with a rainfall overhead shower, wall mounted mixer controls and shower attachment, heated towel rail, extractor fan, inset ceiling spot lights, patterned laminate flooring, fully tiled walls, mirror fronted cabinet.

#### **OUTSIDE**

Front: Block paved driveway, flower and shrub borders, outside lighting, brick wall, steps up to front door, close board fencing, gas and electric meter cupboards. EV charging point.

Rear: good sized garden with and extensive patio area, steps up to kitchen lawn with a raised border to one side, outside tap, outside lighting, gated access to side, close board fencing, further patio to the rear of the garden , power to the rear of the garden.

#### **GARAGE**

Electronically controlled roller shutter door, door to rear garden, power and light to garage.

## **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.





## Floor Plans



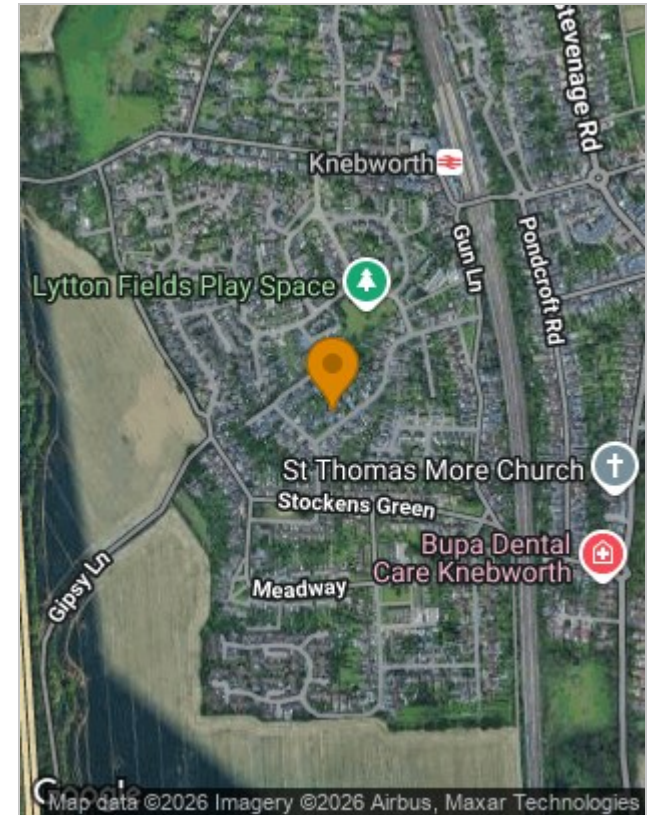
## Viewing

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](mailto:sales@abcproperties.co.uk) <https://www.abcproperties.co.uk>

## Location Map



## Energy Performance Graph

