Haygarth, Knebworth, Hertfordshire. SG3 6HF

- AVAILABLE FROM 24TH OCTOBER
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- MAISONETTE

- LOUNGE/DINER
- DOWNSTAIRS CLOAKROOM
- WALKING DISTANCE TO TRAIN STATION
- KNEBWORTH LOCATION

PROPERTY DESCRIPTION

Available from 24th October, this two-bedroom property in Haygarth, Knebworth is well situated close to the train station.

The property benefits from lounge/diner, kitchen, downstairs cloakroom, two double bedrooms and bathroom.

Haygarth, Knebworth is close to lots of amenities including;

Knebworth Primary School 0.1 miles

Local shops 0.2 miles

Local Park 0.4 miles

Knebworth Doctors surgery 0.2 miles

Knebworth train station 0.3 mile

FIRST FLOOR

ENTRANCE HALLWAY
Doors to downstairs cloakroom and lounge.
Stairs to next floor.

DOWNSTAIRS CLOAKROOM
0.7m x 2.1m (2' 4" x 6' 11")
Fully tiled with vanity wash hand basin and
w/c. Window to the front aspect.

LOUNGE/DINER
5.4m x 4.3m (17' 9" x 14' 1") MAX
Space for lounge suite and dining table,
window to the rear aspect. Large storage
cupboard.

KITCHEN
2.5m x 2.3m (8' 2" x 7' 7")
Fully fitted kitchen with range of wall and base
units with worksurface over.
Washing machine, fridge.
Window to the front aspect.

SECOND FLOOR

SECOND FLOOR LANDING
Two large storage cupboards, one housing the
hot water tank.
Access to the loft via a hatch.

BEDROOM ONE
3.6m x 3.6m (11' 10" x 11' 10")
Double bedroom with fitted wardrobes.
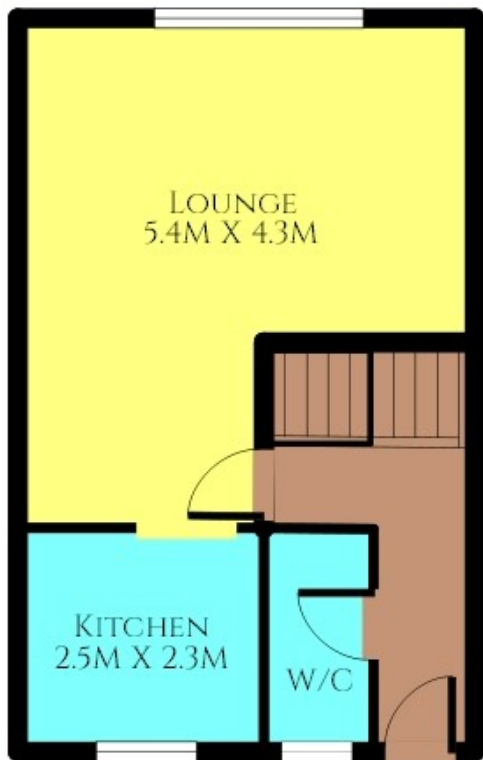Window to the rear aspect.

BEDROOM TWO
3.4m x 2.7m (11' 2" x 8' 10")
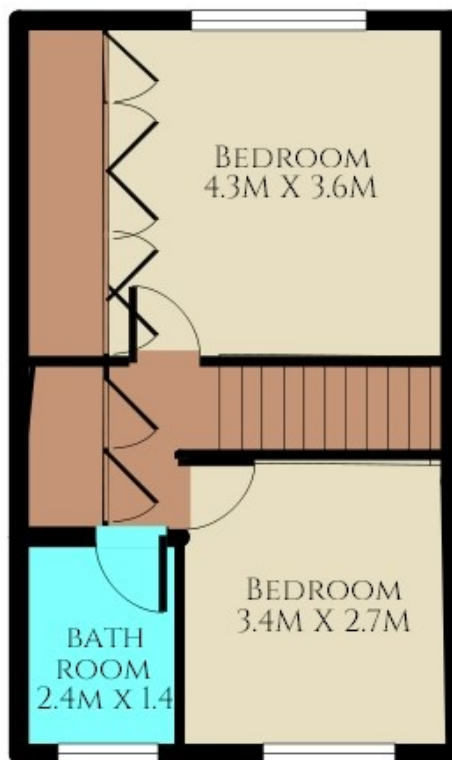Double bedroom with window to the front
aspect.

BATHROOM
2.4m x 1.4m (7' 10" x 4' 7")
Fully tiled bathroom with window to the front
and side aspect. Side panel bath, w/c and
vanity wash hand basin.

KALM
-ESTATE AGENTS -

FIRST FLOOR

LOUNGE
5.4M X 4.3M

KITCHEN
2.5M X 2.3M

W/C

SECOND FLOOR

BEDROOM
4.3M X 3.6M

BEDROOM
3.4M X 2.7M

BATH
ROOM
2.4M X 1.4

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **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		

Current: 67
Potential: 76

England, Scotland & Wales

EU Directive
2002/91/EC

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