



# 1 Church Place

New Close, Knebworth,  
Hertfordshire, SG3 6NX

**Guide Price £635,000**

*country  
properties*

This individual mews style property forms one of a terrace of three located in this highly sought after close which is within a short walk of the village centre and main line station.

- Individual Mews property
- Tucked away - cul-de-sac location
- Close to village centre and main line station
- Three bedrooms, master with ensuite bathroom
- Family bathroom
- Under floor heating to all ground floor.
- Garage plus additional parking
- Cloakroom
- Constructed in 2001 by the highly reputed local builders Welwyn Homes

## Ground floor

### Entrance Lobby

Solid entrance door with access to Lobby with tiled floor, window to side, under floor heating, access to reception hall.

### Reception Hall

Carpeting with under floor heating, thermostat, door to garage.

### Cloakroom

Suite consisting wash hand basin, wc, airing cupboard, tiled floor, under floor heating, part tiled walls, window to side.

### Kitchen

11' 11" x 8' 4" (3.63m x 2.54m) Fully fitted kitchen with range of base and eye level cupboards consisting ceramic hob with extractor over, integrated microwave oven, additional built in oven and grill, dishwasher, fridge and freezer, sink unit, breakfast bar, tiled floor, downlighters, under floor heating, door to side.





## Lounge

21' 0" x 14' 5" (6.40m x 4.39m)

Feature fireplace incorporating gas coal fire, fitted display unit with shelving and lighting, french doors to garden, panelling to walls, under floor heating, wall lights.

## First floor

### Landing

Hatch to boarded and insulated loft.

### Master Bedroom

14' 9" x 14' 5" (4.50m x 4.39m) Range of built in wardrobes, window to rear, radiator.

### Ensuite Bathroom

Suite consisting bath and wash hand basin, separate shower cubicle, part tiled walls, radiator, window to rear.

### Bedroom Two

12' 11" x 11' 10" (3.94m x 3.61m) Built in wardrobes, window to front, radiator, downlighters.

## Bedroom Three

10' 8" x 9' 3" (3.25m x 2.82m) Built in wardrobe, window to front, radiator,

## Family bathroom

Suite with bath and wash hand basin, wc, display cabinet, part tiled walls, radiator.

## Garage

16' 10" x 9' 1" (5.13m x 2.77m)

Electrically operated garage door, fitted units, plumbing for washing machine, tap.

## Outside

### Front of house

To the front of the house, there is block paving for hard standing for a number of vehicles, driveway to garage.

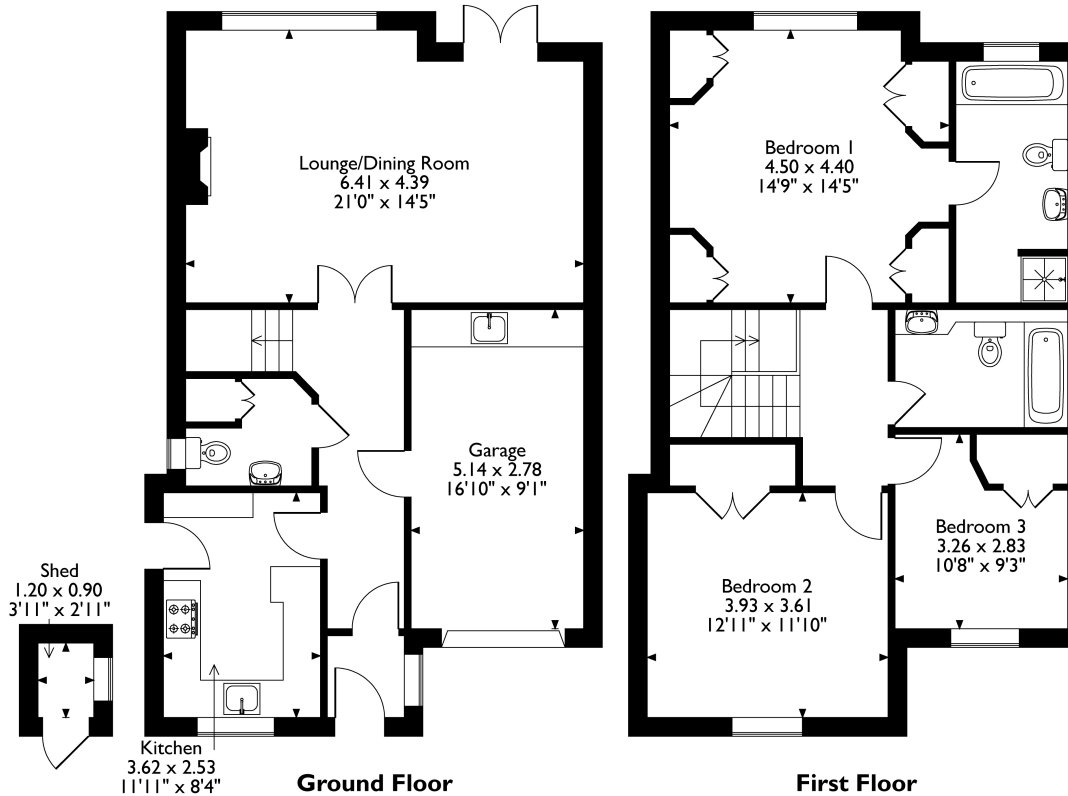
Side access to rear garden.

### Rear Garden

Predominantly southerly facing part walled rear garden with extensive paved terrace, lawn, shrubs, flower beds and borders, garden shed.



1 Church Place, NewClose, Knebworth, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 134 Sq M/1442 Sq Ft  
 Outbuilding = 1 Sq M/11 Sq Ft  
 Total = 135 Sq M/1453 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

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