



15, Wadnall Way

Knebworth,
Hertfordshire, SG3 6DU

Guide price **£395,000**

country
properties

An opportunity to purchase a three bedroom terrace house which has been subject to a re fitted kitchen, bathroom and shower room. It is located close to countryside walks and open countryside and is within walking distance of the village centre and station.

Ground floor

Entrance Hall

Glazed paneled entrance door to Hall with wood floor and, cupboard housing meters..

Lounge

18' 2" x 10' 3" (5.54m x 3.12m)
Window to front, radiator, doors to garden, radiator.

Kitchen/diner

18' 2" x 14' 2" (5.54m x 4.32m)
narrowing to 14'2 Range of base and eye level cupboards consisting single drainer sink unit, integrated hob and oven, granite work surfaces, wood style floor, windows to two aspects, radiator.

Utility area

6' 9" x 5' 0" (2.06m x 1.52m)
Plumbing for washing machine, wood style floor.

First floor

Landing

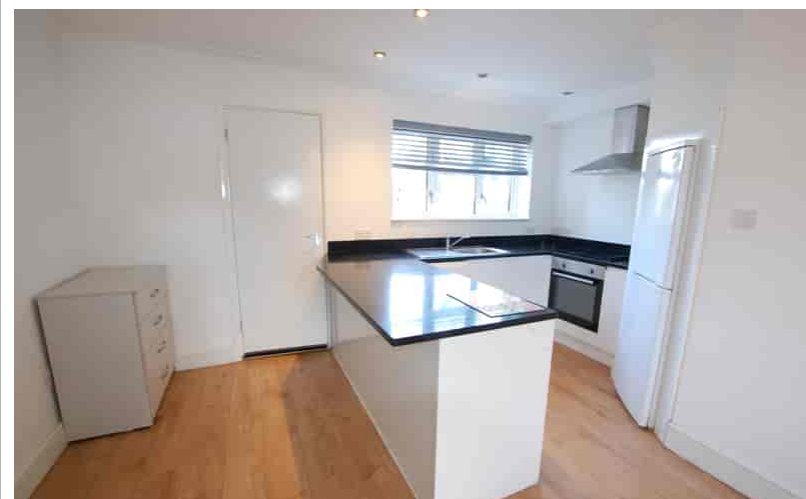
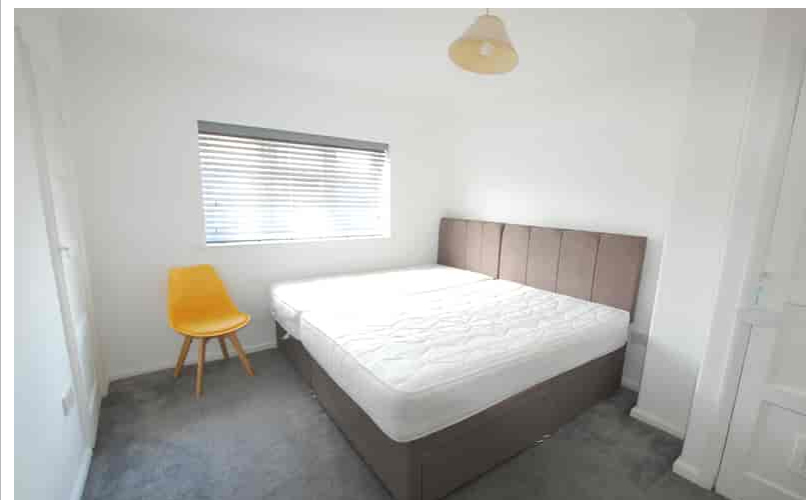
Hatch to loft

Bedroom

12' 8" x 11' 0" (3.86m x 3.35m)
Built in wardrobe, window to front, radiator.

Bedroom

12' 0" x 10' 10" (3.66m x 3.30m)
Built in wardrobe, window to front, radiator.



Bedroom Three

8' 3" x 8' 2" (2.51m x 2.49m)

Window to rear, radiator.

Bathroom

Re fitted suite with bath with wash hand basin, wc, tiled tiled areas, window to side.

Shower room

Suie consisting of shower cubicle, wash basin, wc, tiled walls, window to rear.

Outside

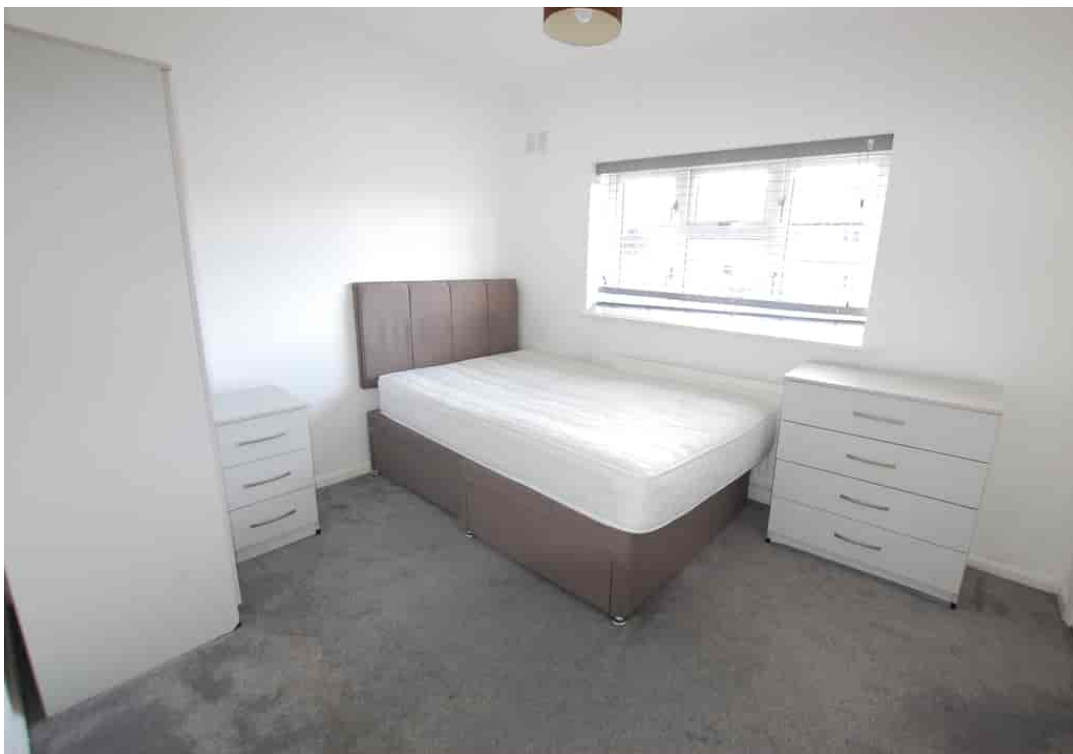
Front of house

Laid to hard standing.

Rear Garden

Laid to lawn.with extensive terrace, close interwoven fencing, gate to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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

Viewing by appointment only

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