



88, Orchard Way

Knebworth,
Hertfordshire, SG3 6BU

Guide Price **£525,000**

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properties

Immaculately presented family semi detached house located on this popular development to the western fringe of the village. The house was constructed in the 1970's buy Wimpey Homes and has been the subject of improvement by the existing owners which includes a sizable garden room to the rear of the house. The property also benefites from a corner plot with extensive terrace and garden to the side. It is a relatively short walk to the village and main line station, and there is easy access on to the A1M. The more comprehensive facilities can be found in Stevenage which is approximately a ten minute drive

Ground floor

Entrance Hall

Glazed paneled entrance door to Hall with understairs cupbord, wood style floor, radiator.

Lounge

13' 0" x 10' 7" (3.96m x 3.23m) Bay window to front with blinds, radiator, the lounge intercommunicates with the dining area.

Dining area

10' 11" x 9' 5" (3.33m x 2.87m) Sliding doors to garden room, radiator.

Kitchen

11' 6" x 9' 0" (3.51m x 2.74m) Shaker style kitchen consisting of base and eye level cupboards, single drainer sink unit, fitted extractor, plumbing for washing machine and dish washer, window to side, tiled floor, wall mounted gas fired boiler [fitted in 2022] recess for fridge/freezer.

Garden room/Conservatory

14' 4" x 9' 5" (4.37m x 2.87m) Doors to garden, velux window, ceiling with downlighters, tiled floor,

First floor

Landing

With hatch to part boarded loft with ladder power and insulation. Window to side.



Bedroom One

13' 3" x 10' 0" (4.04m x 3.05m)
Window to front, built in airing cupboard, radiator.

Bedroom Two

11' 7" x 10' 5" (3.53m x 3.17m) Window to rear, radiator.

Bedroom Three

9' 6" x 6' 6" (2.90m x 1.98m) Window to front, deep built in cupboard, radiator.

Bathroom/shower room

Re fitted with convex shower cubicle, wash basin, wc, fully tiled floor and walls, high level window, heated towel rail.

Outside

Front of house

To the front of the house is a garden laid to lawn with borders.

Garage

16' 6" x 9' 11" (5.03m x 3.02m)
Detached garage with power socket and lighting. Parking for two cars in front.

Gardens

The majority of the gardens are to the side of the house with extensive terrace with outside tap, bin store, decking and lighting.

Steps up to lawn with flower beds, raised borders, summer house, additional space to rear.

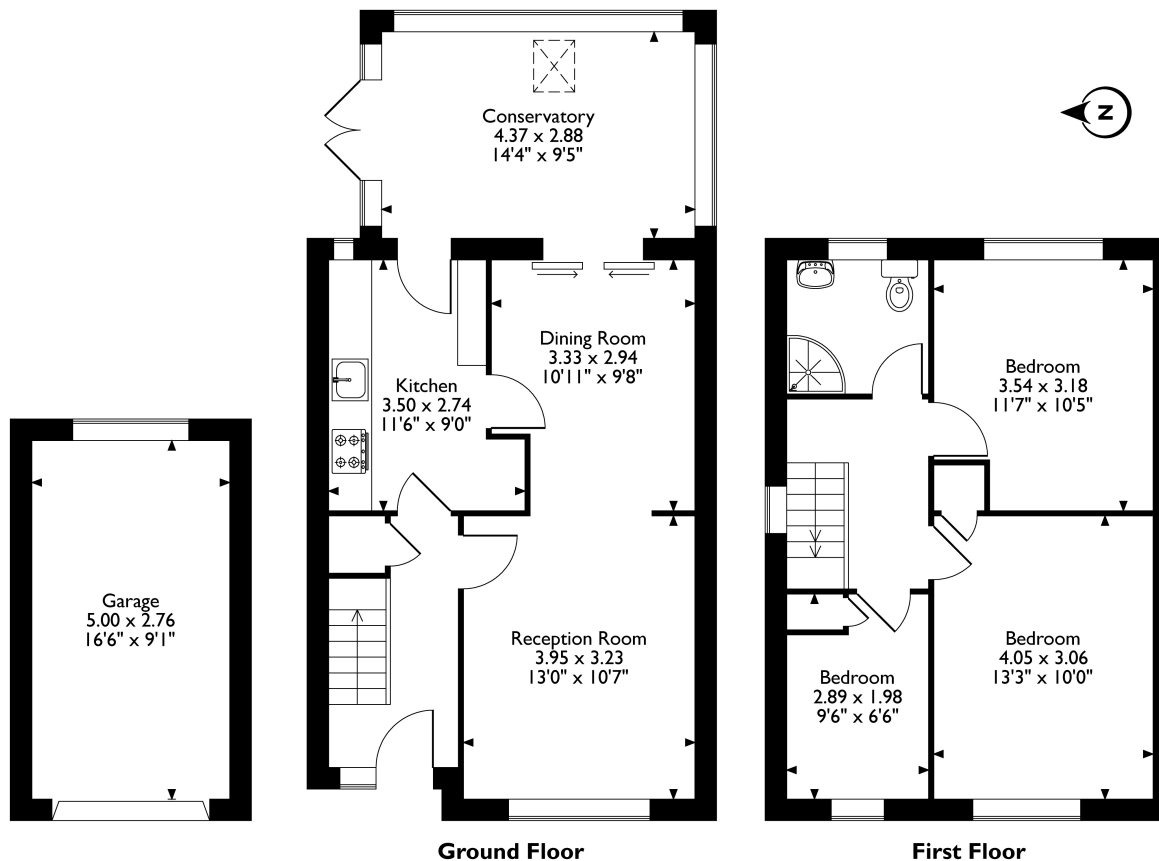
[The garden to the side provides great scope to extend subject to the necessary planning consent]

Rear Garden

Rear garden with raised shingle area, flower beds, shrubs and bushes.



88 Orchard Way, Knebworth, Hertfordshire
 Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 103 Sq M/1109 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	73	
(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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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