



Wadnall Way, Knebworth, Hertfordshire. SG3 6DX

- EXTENDED TO SIDE PROVIDING ADDITIONAL GROUND FLOOR SPACE
- THREE BEDROOMS
- GROUND FLOOR STUDY/ FOURTH BEDROOM
- GROUND FLOOR W/C
- DOUBLE GARAGE
- LOUNGE/DINING ROOM
- REAR GARDEN
- VILLAGE LOCATION
- WALKING DISTANCE TO TRAIN STATION
- CLOSE TO AMENITIES AND GOOD SCHOOL



PROPERTY DESCRIPTION

****GUIDE PRICE £500,000 - £525,000****

This three bedroom family home located in the sought after location of Knebworth has been finished to a good standard and is ready to move in. Having been extended to the side, the property offers a much larger than average ground floor space, comprising; entrance hallway leading to study/ fourth bedroom, kitchen, lounge/diner, cloakroom, closet and stairs to first floor. Three good size bedrooms and a family bathroom. The double garage to the side has electrics and water providing ample parking.

Wadnall Way is a quiet road located in Knebworth, close to local amenities including;

Lytton Fields Park 0.3 Miles

Knebworth Primary School 0.4 Miles

Knebworth train station 0.5 Miles

Tesco 0.5 Miles

Knebworth Doctors surgery 0.6 Miles

A1m Junction 7 1.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Entrance hallway leading to study, kitchen, lounge/diner, W/C, cloakroom and stairs to first floor.

LOUNGE/DINER

Extended to create a larger space with TV Room with window the rear and dining area space with French doors leading out the garden.

KITCHEN

4.55m x 2.57m (14' 11" x 8' 5")

Consisting of a range of wall and base units with wooden worksurface over and tiled surround. Eye level oven, 5 ring gas hob with extractor over. Space for washing machine, dishwasher, fridge/freezer. Bay window to front aspect.

STUDY/BEDROOM

1.95m x 3.71m (6' 5" x 12' 2")

A great additional space which can be used for an array of uses including; study/bedroom or playroom. Window to front aspect. Wall mounted boiler.

DOWNSTAIRS CLOAKROOM

Partially tiled wash hand basin and W/C.

FIRST FLOOR

BEDROOM ONE

3.91m x 2.52m (12' 10" x 8' 3")

Double bedroom with window to front aspect. Fitted wardrobes. Radiator.

BEDROOM TWO

2.57m x 2.03m (8' 5" x 6' 8")

Bedroom with window to rear aspect and built in wardrobe. Radiator.

BEDROOM THREE

Single bedroom with window to rear aspect. Radiator.

FAMILY BATHROOM

Three piece suite which includes W/C, wash hand basin and bath with shower over. Window to the side aspect.

EXTERIOR

BACK GARDEN

Laid to lawn with decking. Gate to the side aspect.

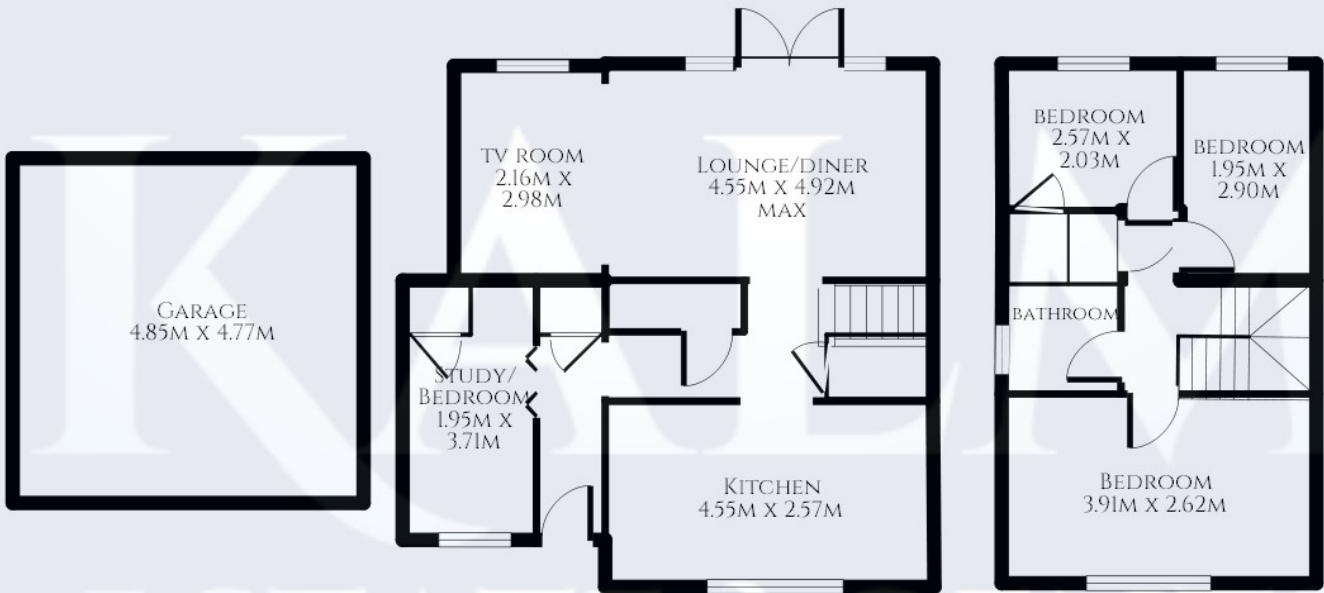
DOUBLE GARAGE

Double garage with space for vehicle parking in front and a electric car charging point. Lighting, power and water.



FLOORPLAN

KALM
- ESTATE AGENTS -



GROUND FLOOR

FIRST FLOOR

TOTAL AREA 116.6SQM

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

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