



Stockens Dell, Knebworth

CHANDLERS



## 22 Stockens Dell

Knebworth, SG3 6BG

Offers In Excess Of £537,500



4 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band

A spacious four bedroom family home with driveway, within the desirable Hertfordshire village of Knebworth. The property benefits from a converted garage which provides a large separate utility room with store behind as well as PV panels on the roof. The property also provides potential for further extensions / remodelling (STPP and Consents).

Accommodation comprises entrance porch, open plan kitchen / breakfast room with breakfast bar, utility room, inner hallway with cloakroom and door to a large sitting / dining room with doors to rear garden. Upstairs are four bedrooms, the main bedrooms has two fitted wardrobes as does the fourth bedroom. There is also a family bathroom. Outside is an enclosed rear south facing garden with patio area and artificial lawn.

Knebworth is highly regarded for its excellent location, offering a railway station with direct links to London King's Cross. Additional transport connections include the nearby A1(M) and Luton Airport. The village itself is home to a charming High Street with a variety of shops and eateries, as well as a well-regarded primary school. (EPC TBC - North Hertfordshire Council - Band D)



- Four bedroom family home
  - Desirable Village location
  - Driveway to front
  - Kitchen / Breakfast room
  - Cloakroom and large utility room
  - Sitting room / dining room
  - Main bedroom with fitted wardrobes
  - Family Bathroom
  - Potential to extend (STPP & Consents)
  - South Facing Garden
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### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

## Additional/Material Information

- Local Authority is North Hertfordshire Council
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



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