



Orchard Way, Knebworth

CHANDLERS

86 Orchard Way

Knebworth, SG3 6BU
Guide Price £425,000



3 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

A well-presented three-bedroom semi-detached home located in the desirable village of Knebworth, Hertfordshire. This property features a driveway to the side providing access to carport and single garage, along with a well-maintained garden.

The internal accommodation includes an entrance hall, a comfortable sitting room, a separate dining room, a fitted kitchen with rear door, three bedrooms, and a family shower room. The rear garden offers a pleasant patio space and mature shrub borders, creating a peaceful outdoor setting.

Knebworth is highly regarded for its excellent transport links, with a mainline railway station offering direct services to London King's Cross, and convenient access to the A1(M) and Luton Airport. The village also boasts a charming High Street with a range of shops and eateries, along with a well-regarded primary school. (EPC Rating C – North Hertfordshire Council – Tax Band D)



- Knebworth Village location
 - Walking distance of railway station and High Street
 - Three bedroom semi-detached
 - Driveway and garage
 - Entrance Hall
 - Sitting room leading to dining room
 - Conservatory
 - Upstairs shower room
 - Enclosed mature rear garden
 - Well presented
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Approximate Gross Internal Area
 Ground Floor = 49.3 sq m / 531 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 103.1 sq m / 1,110 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Additional/Material Information

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



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

Disclaimer

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