



45 Peters Way

Knebworth, SG3 6HP

Offers In Excess Of £350,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

A very well presented two bedroom house within this desirable area and with allocated parking. Situated on a quiet no through road less than 10 minute walk from Knebworth railway station and the High Street.

Accommodation comprises hall, fitted kitchen, sitting / dining room with patio doors onto rear garden, two bedrooms and a family bathroom. Outside is a rear garden with rear access and mainly laid to lawn, the allocated parking is situated in a parking area accessed from either the front or rear of the property.

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 Rating C - North Hertfordshire Council - Tax Band C)

- Knebworth Village
- 0.3 Miles from Railway Station
 - Allocated parking
 - Two Bedrooms
 - Fitted Kitchen
 - Sitting / Dining Room
 - Family Bathroom
- Enclosed rear garden with rear access
 - Quiet no through road





Additional/Material Information

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

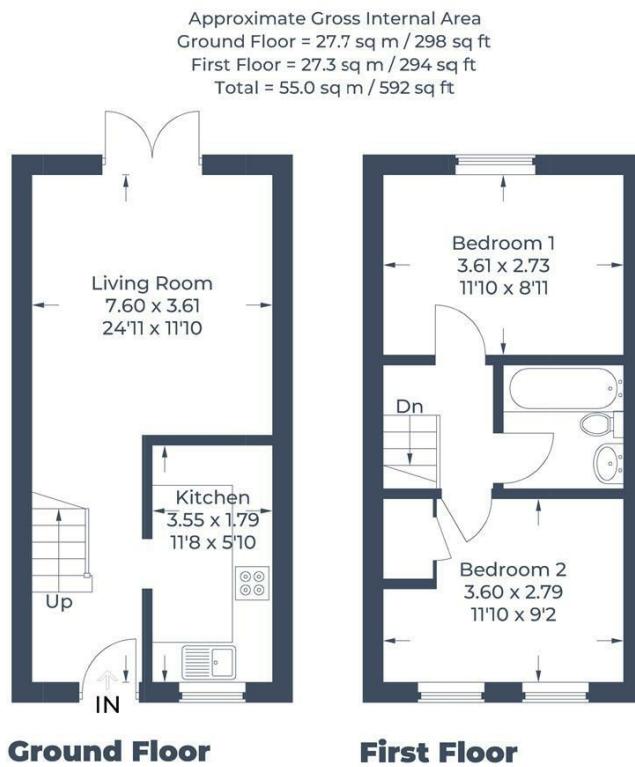


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	70
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	