



Peters Way, Knebworth

CHANDLERS

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 10minute 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.

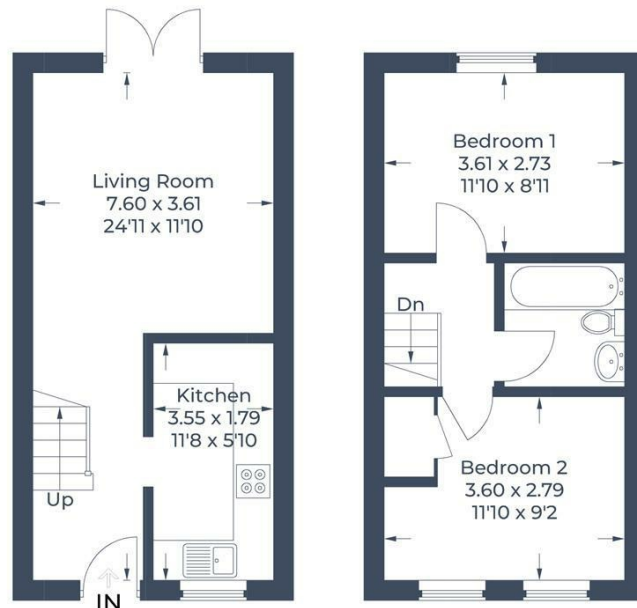
Knebworth is highly regarded for its excellent location, offering a railway station with direct links to London King's Cross. Additional transport connections include the nearby A1(M) and Luton Airport. The village itself is home to a charming High Street with a variety of shops and eateries, as well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





Approximate Gross Internal Area
 Ground Floor = 27.7 sq m / 298 sq ft
 First Floor = 27.3 sq m / 294 sq ft
 Total = 55.0 sq m / 592 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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 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		90
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CHANDLERS

INDEPENDENT PROPERTY SPECIALISTS

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