

Alexander Bond & Company

Estate Agents | Property Management



Witterings, Gun Road, Knebworth, Hertfordshire, SG3 6BP

Guide Price £775,000





Witterings Gun Road

Knebworth, SG3 6BP

- Individually Built Three Bedroom Detached House
- Large Extended Kitchen/ Dining Room With Central Island
- Large Welcoming Reception Hall
- Refitted Bathroom
- Garage Converted into an Office Plus Storage Space
- Beautifully Presented Throughout
- Spacious Separate Living Room With Feature Fireplace
- Downstairs Cloakroom and a Utility Room
- Planning Permission Granted for a Two Storey Extension
- Driveway Providing Private Off Street Parking

Alexander Bond & Company are delighted to offer for sale the freehold of this beautifully presented three-bedroom detached home, occupying a generous corner plot. The property has been tastefully updated and extended by the current owners, creating an attractive and versatile family home.

The accommodation is finished to an excellent standard and comprises, on the ground floor, a bright and welcoming reception hall, a downstairs cloakroom and an extended, refitted kitchen featuring a comprehensive range of quality units and a central island. There is also a spacious living room with an attractive feature open fireplace, together with a separate utility room.

To the first floor are three well-proportioned bedrooms, a refitted family bathroom and a separate WC.

Externally, the property benefits from a secluded rear garden featuring an extensive paved patio area, established flower and shrub borders, and a separate barbecue area with raised decking, providing an ideal setting for outdoor entertaining. A side driveway offers convenient private off-street parking.

A particularly useful feature is the garage, which has been partially converted to provide a versatile office space to the rear, complete with power, lighting and Wi-Fi connectivity. This is ideal for those working from home or could equally serve as a children's playroom or hobby room. The front section of the garage remains available as useful storage space.





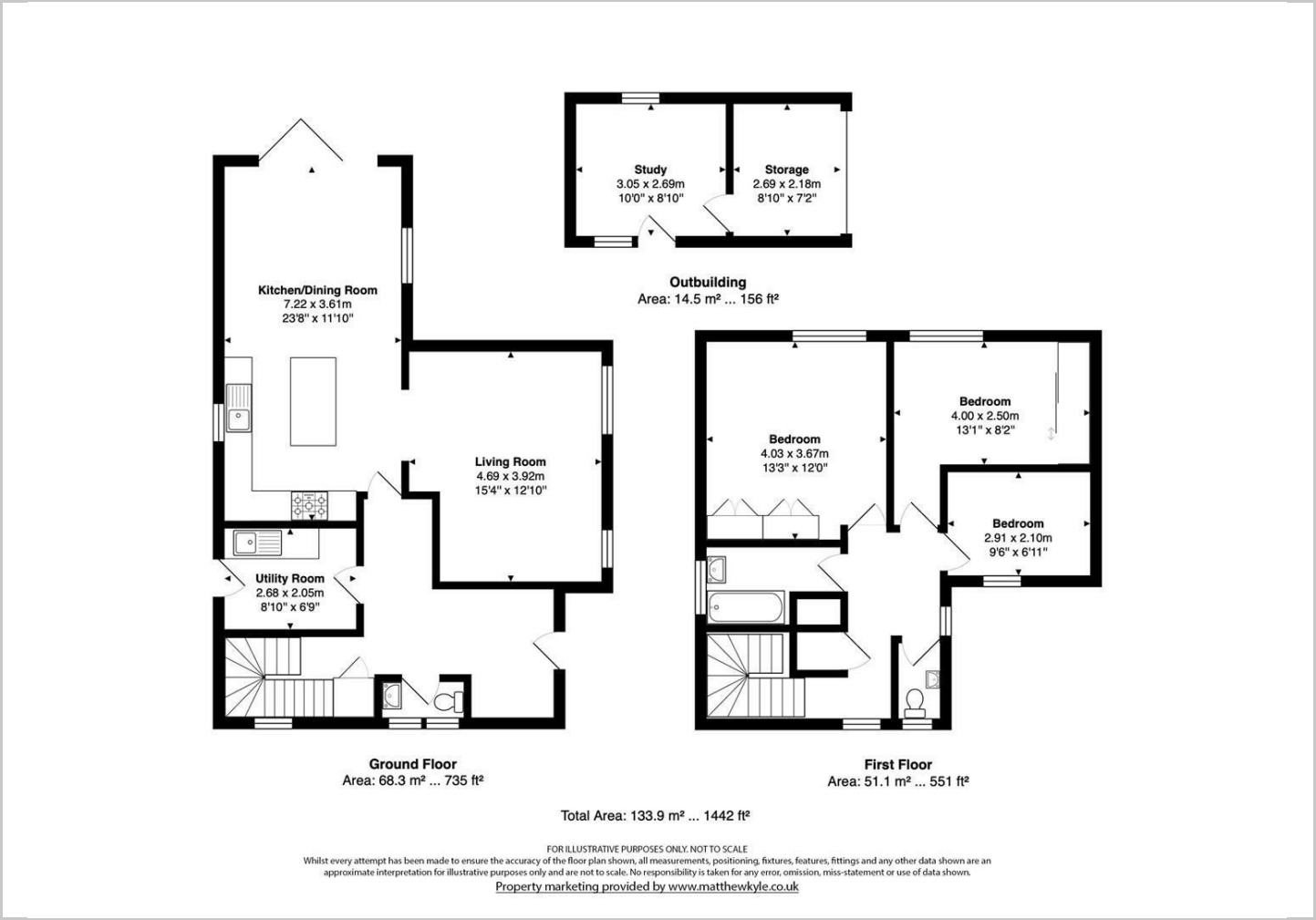
Directions

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles while Knebworth mainline railway station enables access to London Kings Cross in around 33 minutes.





Floor Plans



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

