

Alexander Bond & Company

Estate Agents | Property Management



1 Great Lawne, Datchworth, Hertfordshire, SG3 6SX

Guide Price £800,000



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1 Great Lawne

Datchworth, SG3 6SX

- Tastefully Presented and Much Improved by the Present Owner
- Four Double Bedrooms with the Master Bedroom Having an Ensuite
- Garage and a Private Driveway Offering Parking for Four Cars
- Downstairs Cloakroom and Utility Room
- Located in the Highly Desirable Village of Datchworth
- Quality Re- Fitted and Extended German 'Kuhlmann' Kitchen/ Breakfast Room
- Spacious Lounge and Dining Room
- Generous Sized Corner Plot With Two Separate Garden Areas
- Separate Office / Study
- Internal Viewing is Essential to Fully Appreciate this Lovely Home

A unique opportunity to acquire the freehold of this extended four-bedroom semi-detached home, which has been comprehensively transformed by the current owner to create an exceptional standard of contemporary living.

The property offers spacious and versatile accommodation throughout. The ground floor comprises an entrance hall, a downstairs cloakroom and an impressive German Kuhlmann kitchen/breakfast room, finished to a high specification with Amtico flooring, Silestone worktops and Hansgrohe taps with removable nozzles. The kitchen benefits from an extensive range of integrated appliances, including two double ovens, fridge/freezers, an induction hob, an integrated microwave, a coffee maker and a Miele dishwasher.

Conveniently adjoining the kitchen are a separate utility room and a dedicated study/home office, providing excellent flexibility for modern family life and home working. A generously proportioned dining room flows through to the living room.

On the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A stylish family bathroom serves the remaining bedrooms, with both bathrooms featuring quality Porcelanosa tiling.

Externally, the property enjoys two separate, thoughtfully landscaped garden areas, offering attractive spaces for relaxation and outdoor entertaining. A substantial private driveway provides off-street parking for up to four vehicles, complemented by a single garage and a useful brick-built store.



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Located in the highly sought-after village of Datchworth, the property enjoys a charming village setting with a strong sense of community. At the heart of the village lies a picturesque green, complemented by tennis courts, a cricket pitch and a pavilion that hosts a variety of community events throughout the year. In addition, the property is conveniently situated just a short stroll from the popular Turkey Farm Park and benefits from delightful first-floor views overlooking the park and surrounding countryside.

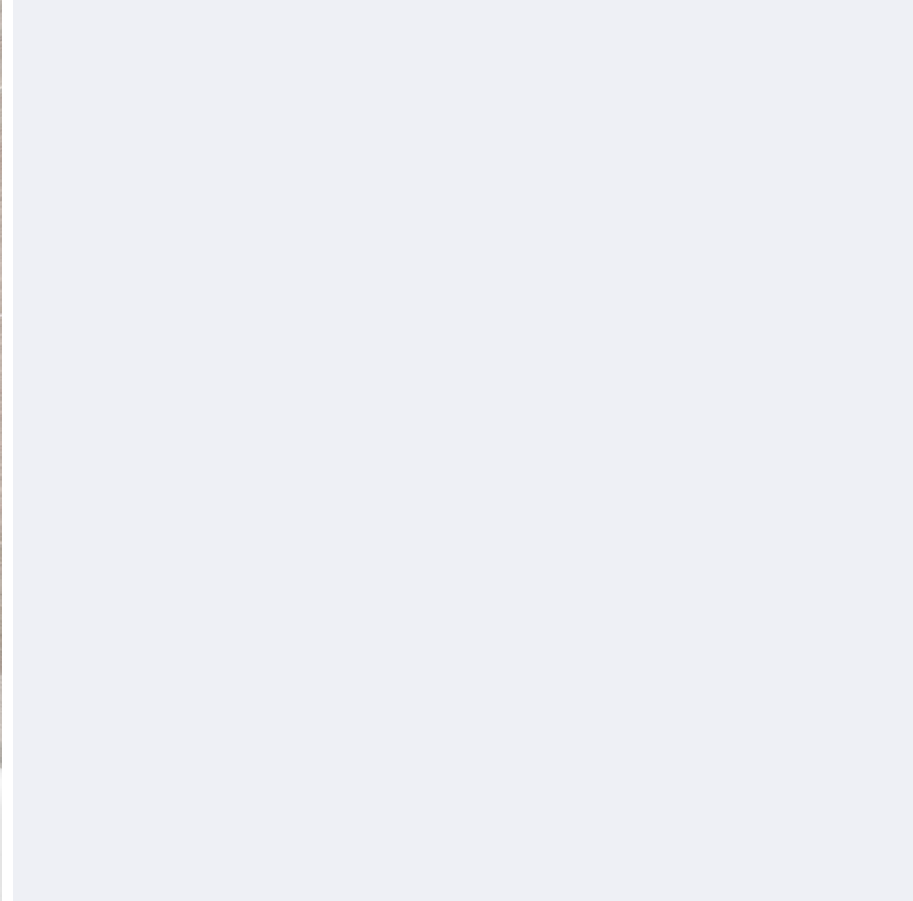
Anti-Money Laundering

Buyer Verification

Following acceptance of an offer, Alexander Bond & Co is required to carry out identity and Anti-Money Laundering checks on all purchasers.

To complete these checks, we use an independent verification provider. The cost of this service is £35.00 + VAT per person.

This process forms part of our compliance obligations and must be completed before the sale can progress.



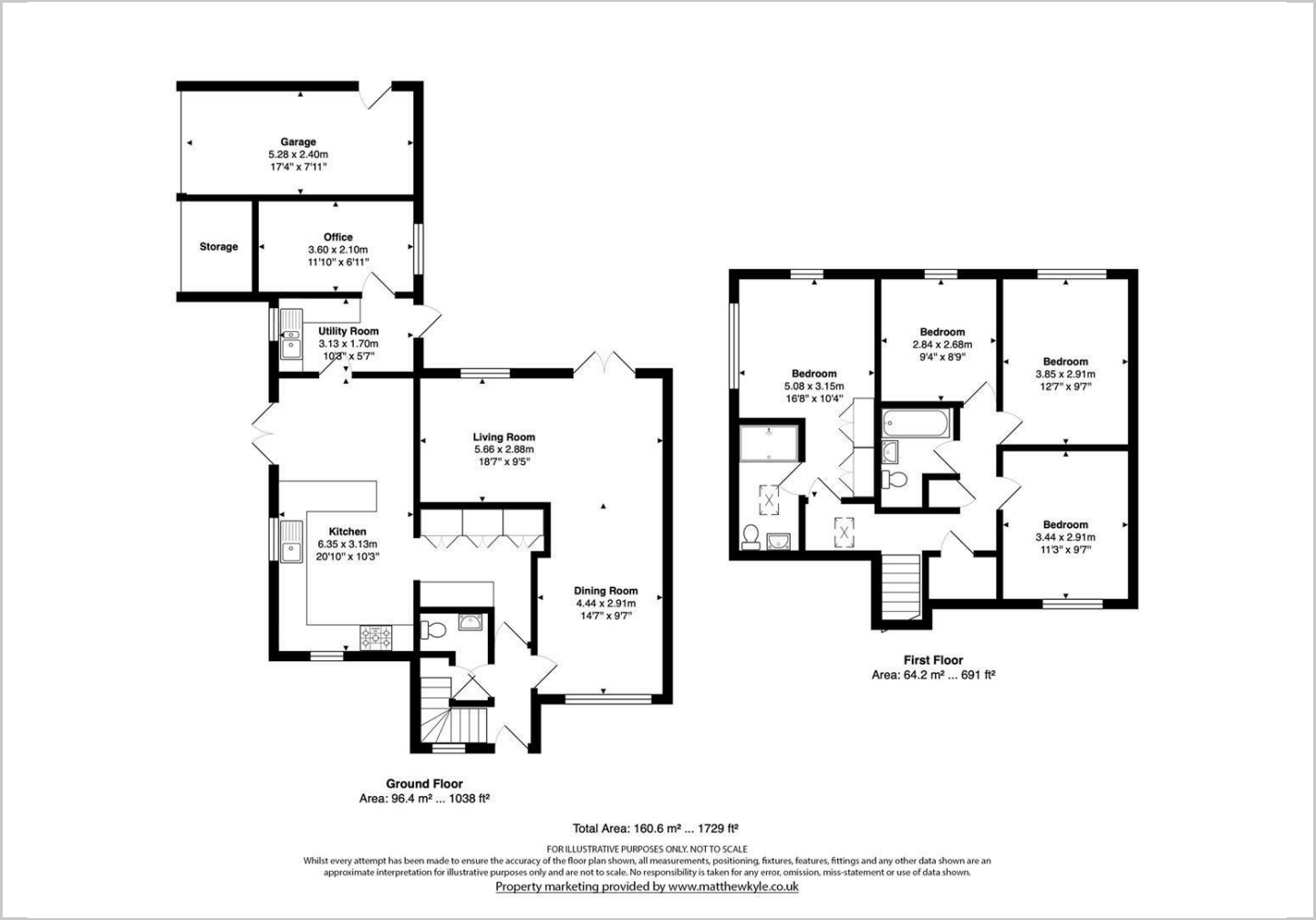
Directions

Approximate distances from Datchworth : Hitchin 10.6 miles – Welwyn Garden City 5.6 miles – Hertford 6.4 miles – Stevenage 5. miles – Knebworth 1.3 miles - M25 19.8 miles – A1(m) 3.1 miles – Stansted airport 21 miles – Heathrow airport 38 miles – Luton airport 14.5 miles.





Floor Plans



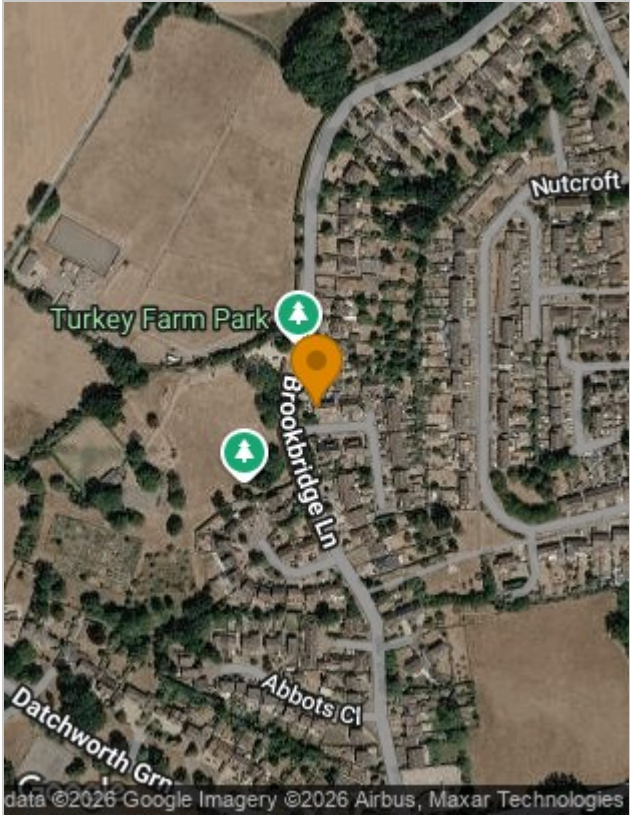
Viewing

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

