

# Alexander Bond & Company

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Kerr Close, Knebworth, Hertfordshire, SG3 6AB

Offers In Excess Of £350,000





# Kerr Close

Knebworth, SG3 6AB

- Two Double Bedroom Terraced House
- Modern Kitchen
- Gas Central Heating and Double Glazed Throughout
- Private South-Facing Garden
- Quiet Cul-De-Sac
- Contemporary Stylish Bathroom
- Driveway Parking
- Short Walk to Village Amenities and Knebworth Mainline Station

Guide Price £350,000 - £360,000.

Charming Two Double Bedroom Terraced House – Move-In Ready, Excellent Location.

Tucked away in a peaceful cul-de-sac is this beautifully presented two-bedroom terraced home in Kerr Close, Knebworth - a superb location right by the village shops and just a short stroll from Knebworth Station, offering direct rail services to London and beyond.

Inside, the property boasts a modern kitchen and a contemporary bathroom, the lounge/dining room is bright and spacious featuring a full-height acoustic slat media wall with integrated LED lighting, two double bedrooms, the gas boiler was fitted around 2022 and the sale will include a new EICR and recent gas service, giving buyers peace of mind.

Outside to the rear you'll find a private, enclosed south-facing garden - perfect for relaxing or entertaining, with plenty of sunlight throughout the day. To the front is a driveway for off-street parking.

If you are looking for a turn key operation in Knebworth, whether you're commuting, downsizing or buying your first home, this property offers a rare opportunity.

Viewing is highly recommended!



## Entrance Lobby

Entrance via composite front door, utility cupboard housing gas and electric meters, fuse box, wood effect flooring,

## Kitchen

Contemporary shaker kitchen in a soft neutral tone, fitted with a good range of wall and base units and completed with premium wood-effect butcher-block countertops. Integrated appliances include a Hotpoint Oven, ceramic hob with extractor over, plumbing for dishwasher, and washing machine, and space for a freestanding fridge-freezer.

The kitchen benefits from stylish metro-tile splashbacks in classic white, under-cabinet LED lighting, ceramic sink and drainer with stainless-steel sink with modern mixer tap. The flooring is laid to attractive vinyl stone effect, offering both durability and a high-end look.

## Living/Dining Room

A beautifully presented and generously proportioned reception room, tastefully decorated in soft neutral tones and enjoying an abundance of natural light from the UPVC French doors that open directly onto the rear garden.

The space effortlessly combines lounge and dining areas, making it ideal for both relaxed family living and entertaining.

A particular feature is the striking full-height acoustic slat media wall with integrated LED mood lighting, recessed 65" television mounting, floating ribbed media unit and discreet soundbar - creating a real wow-factor and on-trend focal point.

Further benefits include high-quality wood-effect laminate flooring laid throughout, radiator, and modern recessed LED spotlights.





### **Bathroom**

A beautifully appointed, modern three-piece bathroom suite comprising a low-level WC with soft-close seat, vanity unit with inset basin and chrome mono mixer tap, and a full-size panelled bath with thermostatic overhead rain shower, handheld attachment, and hinged glass screen.

The space is enhanced by full-height marble-effect wall tiles in a premium gloss finish, providing a sleek, waterproof, and low-maintenance aesthetic, paired with recessed LED spotlights for ambient illumination.

Additional features include a contemporary illuminated mirror cabinet with integrated demister function and digital clock display, plus practical storage in the navy blue vanity unit, a built-in ceiling Bluetooth speaker. Flooring is laid to high-quality wood-effect (LVT).

### **Bedroom One**

Double Glazed window to rear, inset ceiling spotlights, radiator and built-in sliding wardrobes.

### **Bedroom Two**

Double Glazed window to rear, inset ceiling spot lights, radiator, built-in wardrobe, airing cupboard with hot water cylinder.

### **Outside**

Front -The property benefits from a block-paved driveway providing off-street parking.

Rear - The garden is fully enclosed by timber fencing and benefits from a south sunny aspect, A rear gate provides convenient access to the front of the property.

Generous raised decked patio area immediately adjoins the property via French doors, offering a seamless transition from indoors to out.

Beyond the decking, a neat level lawn, with a pretty gravel pathway running along the left-side boundary, and a timber shed is located at the end of the garden.

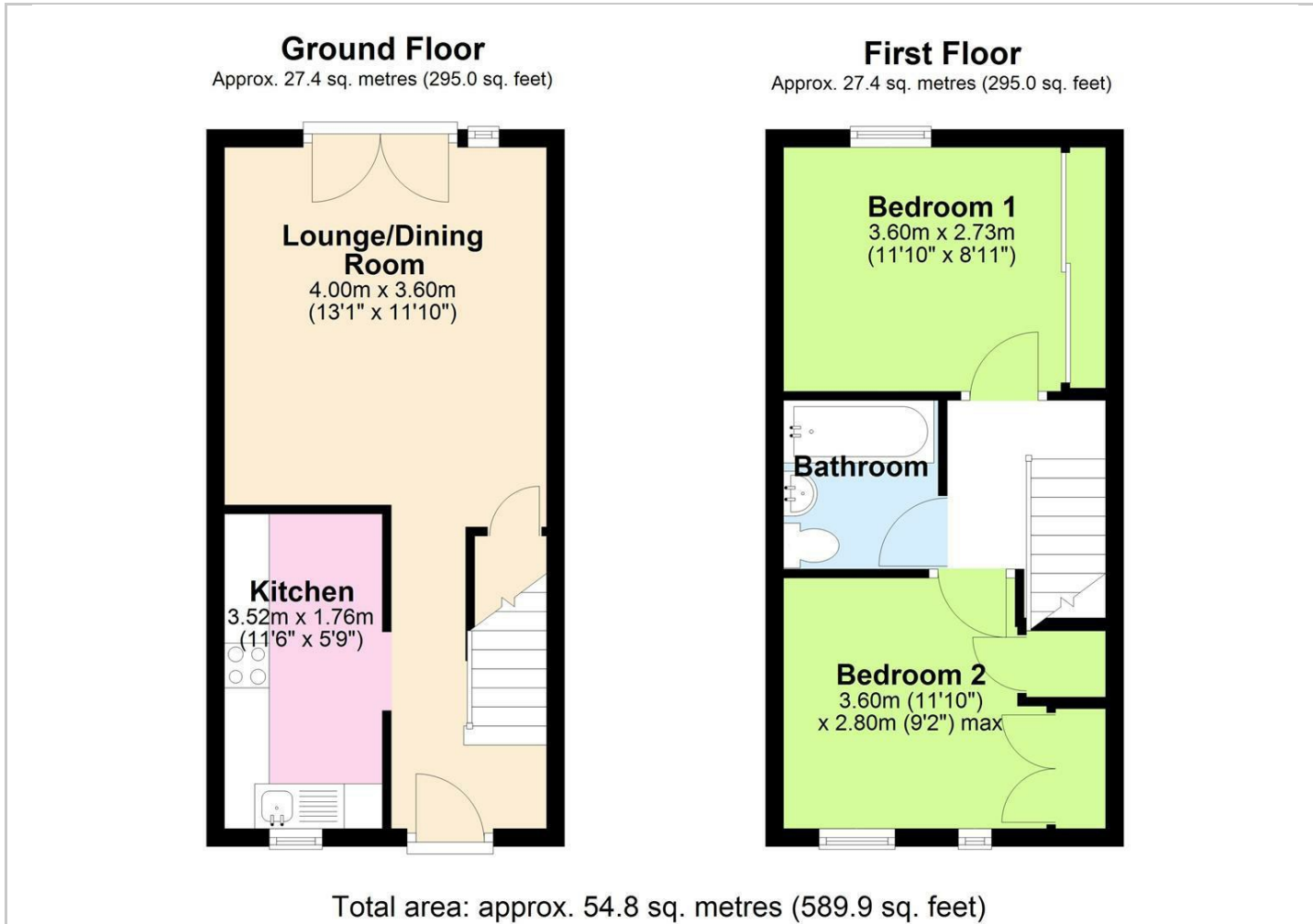
## **Directions**

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.

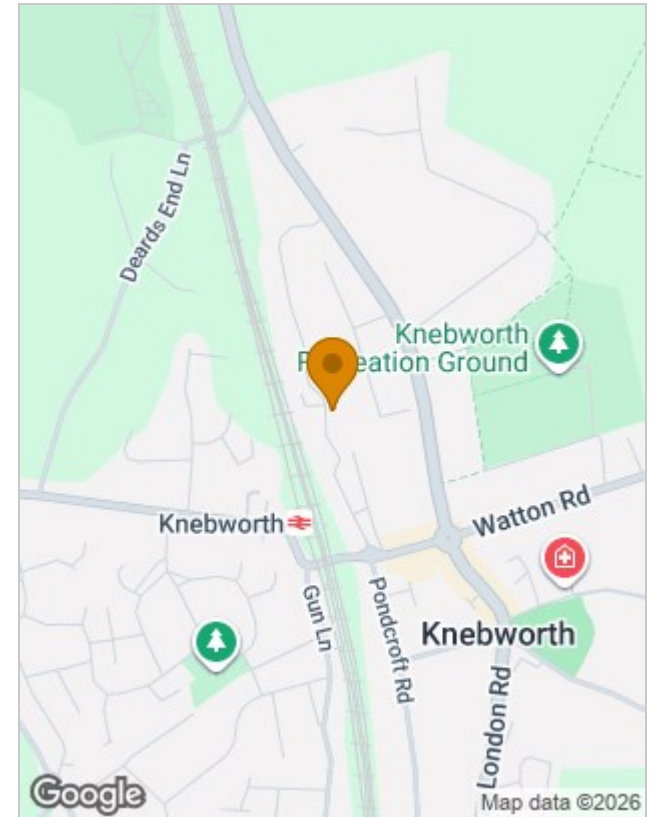




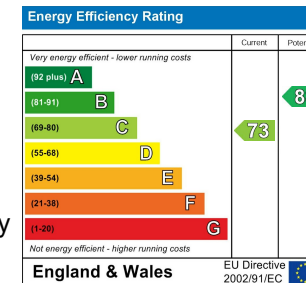
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.