

# Alexander Bond & Company

Estate Agents | Property Management



Gun Road Gardens, Knebworth, Hertfordshire SG3 6ED

Guide Price £495,000









# Gun Road Gardens

Knebworth, SG3 6ED

- Three Bedroom Character House
- Open Plan Kitchen/Dining Room
- Downstairs WC and Utility
- South Facing Garden
- Chain Free
- Spacious Lounge
- Extended To The Rear
- Plenty of Private Parking

**\*\*CHAIN FREE\*\*** We are delighted to bring to the market this charming and extended three bedroom character terrace with south-facing garden. Located in a sought-after area, offered with no onward chain, this spacious and versatile property combines period charm with modern living.

Upon entering the property, you are welcomed by an entrance lobby which provides access to a downstairs cloakroom and a handy utility area – ideal for laundry and storage.

The heart of the home is the open-plan kitchen and dining room, a superb space for entertaining, complete with ample worktops, storage units, and a designated area for a family dining table.

This area seamlessly flows into the extended family room, which opens onto the rear garden, creating a truly social and inviting atmosphere.

For quieter moments, the separate lounge provides a warm and comfortable space, ideal for unwinding and relaxing in peace.

Upstairs, the property features three bedrooms with built in storage along with a good sized family bathroom.

One of the standout features is the south facing private garden, an excellent size ideal for outdoor dining, gardening, or simply unwinding. Additionally, the property boasts a generous driveway with ample parking directly outside the front door, offering excellent convenience and easy access.



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## ENTRANCE LOBBY

Access via half glazed front door, radiator, slate tiled floor, inset ceiling spots.

## CLOAKROOM

Frosted double glazed window to side, low level WC, pedestal hand wash basin, slate tiled floor.

## INNER HALL

Stairs off to first floor, radiator.

## UTILITY ROOM

Double glazed frosted window to side, granite effect work top surface, wall mounted cupboard.

## BRAND NEW KITCHEN

12'8" x 10'3" (3.86 x 3.12)

Stainless steel single drainer sink unit with mixer tap, high gloss grey/ black granite effect work top surfaces and breakfast bar, surestop remote stop cock switch, cream coloured fronted wall, base units and drawers with steel handles, integrated fridge, integrated dishwasher, stainless steel cooker hood, freestanding 'Belling' gas cooker with oven and grill, ceiling lights, grey ash effect wood strop flooring,

## DINING AREA

12'6" x 10'3" (3.81 x 3.12)

Double glazed French doors to rear garden, grey ash effect wood strop flooring, vertical radiator.





**SITTING/FAMILY ROOM** 11'3" x 10'9" (3.43 x 3.28)  
Double glazed door to garden, vertical radiator, grey ash effect wood strip flooring, arch to:

**LOUNGE** 15'8" x 12'10" (4.78 x 3.91)  
Double glazed window to front, carpet, built in under stairs cupboard, radiator.

**STAIRS & LANDING**  
Double glazed window to front, access to loft, carpet.

**BEDROOM ONE** 10'10" max x 9'8" max (3.30 max x 2.95 max)  
Double glazed window to rear, radiator, built in cupboard housing combination boiler.

**BEDROOM TWO** 12'9" x 7'9" (3.89 x 2.36)  
Double glazed window to rear, feature exposed wooden floorboards, radiator, inset ceiling spots.

**BEDROOM THREE** 8'1" x 7'7" (2.46 x 2.31)  
Double glazed window to front, radiator,

**BATHROOM**  
Double glazed frosted window to front, low level WC, hand wash basin with cupboard, fitted power shower, vinyl splash back, fitted shower screen, vinyl flooring, heated towel rail.

**FRONT GARDEN AND PARKING**  
Front- Block paved driveway, gravelled beds, outside light. Gate providing access to rear for back garden.  
Rear - raised patio area, lawn area, rear gate providing access.

## 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.

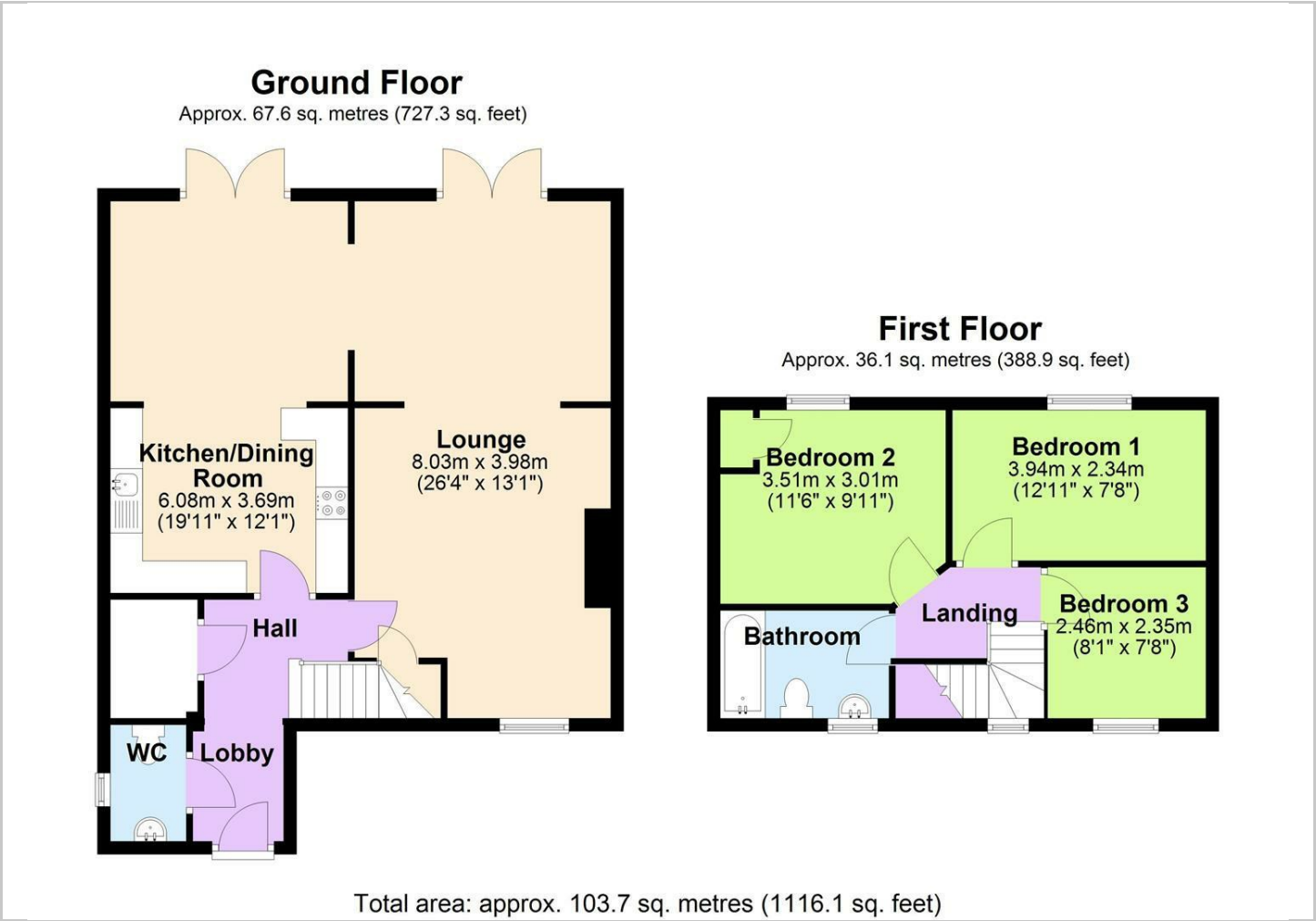








Floor Plans



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.

Location Map



Energy Performance Graph

