

Alexander Bond & Company

Estate Agents | Property Management



Orchard Way, Knebworth, Hertfordshire, SG3 6BT

Guide Price £550,000





Orchard Way

Knebworth, SG3 6BT

- Spacious Four Bedroom Extended Semi Detached House
- Excellent Family Accommodation
- Downstairs Shower Room
- Secluded Rear Garden
- Separate Utility Room
- Quiet Cul De Sac Position
- Open Plan Kitchen/ Dining Room with integrated Appliances
- Garage and Private Parking for Three Cars
- Contemporary Family Bathroom with Rolled Top Bath
- Close to Open Countryside

Alexander Bond and Company are pleased to present this spacious four-bedroom semi-detached family home, offered for sale freehold and providing well-appointed accommodation throughout.

Extended by the current owners, the property features a generous and welcoming entrance hall, a ground floor shower room, and a stylish open-plan kitchen/dining room complete with integrated appliances, alongside a separate utility room.

Upstairs, the home offers four well-proportioned bedrooms and a modern family bathroom fitted with a contemporary suite, including a roll-top bath and separate shower enclosure.

Externally, the property benefits from ample private off-street parking to the front and side for up to three vehicles, as well as a garage. To the rear, there is a secluded garden featuring a patio seating area and a raised artificial lawn.

Orchard Way is ideally situated on the edge of Knebworth Village, close to open countryside while remaining within easy walking distance of the village centre and mainline train station, offering direct services to London King's Cross. Knebworth is a highly sought-after village with an excellent range of amenities, including a well-regarded primary school, doctor's surgery, and a variety of local shops and services.



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ENTRANCE HALL

Access via front door, spacious hallway, stairs off to first floor, built in understairs cupboard, wood effect flooring, radiator.

SHOWER ROOM / CLOAKROOM

Double glazed window, low level WC, fitted shower enclosure with wall mounted mixer controls and shower attachment, hand wash basin, tiled walls, inset ceiling spotlights, tiled walls, heated towel rail.

KITCHEN / DINING ROOM

22'9" x 10'7" (6.93m x 3.23m)

Modern re-fitted kitchen with an extensive range fitted units, granite effect work top surfaces, splash backs, breakfast bar, stainless steel sink unit with mixer hose style mixer tap, built in oven and microwave oven, fitted hob and with extractor hood over, plumbing for a dishwasher, inset ceiling spotlights, double glazed windows and French doors, inset ceiling spotlights, wood effect flooring, vertical radiator.

LOUNGE

13'1" x 10'7" (3.99m x 3.23m)

Double glazed bay window to front, radiator.

UTILITY ROOM

6'2" x 4'9" (1.88m x 1.45m)

Opaque double glazed window, wall mounted gas fired boiler, stainless steel hot water cylinder.

STAIRS & LANDING

Stairs off to first floor, access to loft. radiator.

BEDROOM ONE

12' x 10' (3.66m x 3.05m)

Double glazed window, built in cupboard, radiator.

BEDROOM TWO

11'5" x 10'5" (3.48m x 3.18m)

Double glazed window, radiator.



BEDROOM THREE 10'10" x 9'2" (3.30m x 2.79m")
Double glazed window, radiator, built in wardrobe.

BEDROOM FOUR 8'9" x 6' (2.67m x 1.83m)
Double glazed window, radiator, built in cupboard.

BATHROOM
Feature rolled top bath with freestanding bath taps, hand wash basin with cupboard under. low level WC, tiled walls, double glazed window, fitted shower cubicle with mains power shower and wall mounted mixer controls, inset ceiling spot lights, extractor fan.

GARAGE 16'5 x 9' (5.00m x 2.74m)
Metal up and over door, door to garden

OUTSIDE
Front : Block paved parking to front of house providing off street parking and additional parking in front of garage to the side.

Rear: Secluded garden with patio area and steps up artificial lawn, door to garage, outside lighting.

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.

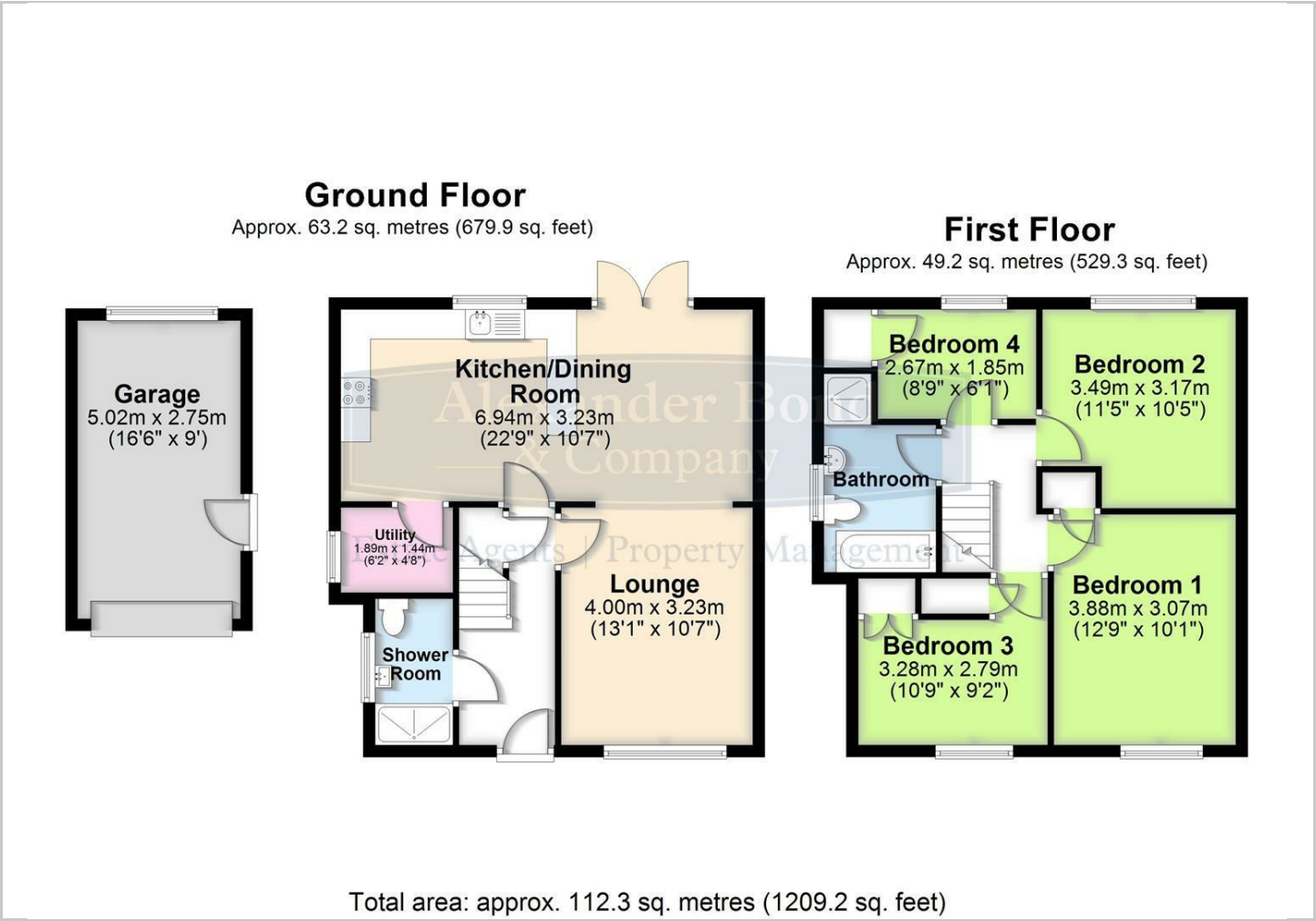
Directions

Knebworth is a well-served village offering a superb range of local amenities, including a doctor's surgery, two dentists, a chemist, post office, library, Co-op food store, and a selection of eateries — including Indian, Chinese, and Mediterranean-style takeaways, along with cafés and an off-licence. The village also benefits from a highly regarded junior and mixed infant school, churches, and a recreation ground with tennis courts, a bowling green, and a children's play area. Additional leisure facilities include a golf club and, on the village outskirts, a health and fitness club with swimming pool and gym





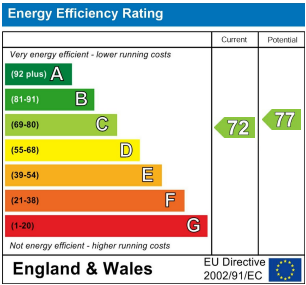
Floor Plans



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.

