

# Alexander Bond & Company

Estate Agents | Property Management



Kerr Close, Knebworth, Hertfordshire, SG3 6AB

Guide Price £350,000





# Kerr Close

Knebworth, SG3 6AB

- Two Double Bedroom Terraced Home
- Bright Kitchen / Dining room
- Contemporary Shower Room
- Gas Central Heating and Double Glazed Windows
- Additional Allocated Parking space
- Spacious and Welcoming Living Room
- Modern Kitchen with Built-In Oven and Gas Hob
- Enclosed Private Garden with Decked Seating Area
- Block-Paved Driveway Providing Off-Road Parking

Alexander Bond & Co are delighted to bring to the market this well-presented two-bedroom terraced home, ideally situated within a peaceful cul-de-sac in the heart of Knebworth. The property is approximately a five-minute walk from the mainline railway station, while Knebworth High Street is also within easy walking distance and offers a range of everyday amenities, including local shops, cafés, restaurants and a Co-op.

The property opens into a spacious and welcoming living room, featuring attractive wood-effect flooring. To the rear, the bright and well-appointed kitchen/dining room is fitted with a range of modern wall and base units, complemented by wood-effect work surfaces, a built-in oven and gas hob, and ample space for freestanding appliances.. A rear door provides direct access to the enclosed garden.

Upstairs, the property offers two spacious double bedrooms, both generously proportioned and filled with natural light, providing ample room for a range of bedroom furniture, including double beds, wardrobes and additional storage. The first floor is completed by a stylish contemporary shower room, beautifully finished with striking white metro wall tiling and comprising a large walk-in shower enclosure with a rainfall shower and separate handheld attachment, a modern vanity unit with a countertop wash basin, and a low-level WC.

Externally, the property enjoys a generous, fully enclosed rear garden featuring a spacious decked seating area, a lawn, established planting and gated rear access. To the front, a block-paved driveway provides convenient off-road parking, with an additional allocated parking space in a designated bay.





## 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 Blackfriars in 25 minutes and Kings Cross in 35 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.

Location Map



Energy Performance Graph

