

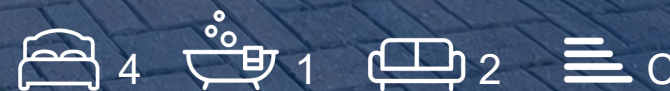
Alexander Bond & Company

Estate Agents | Property Management



Broom Grove, Knebworth, Hertfordshire, SG3 6BZ

Guide Price £650,000





Broom Grove

Knebworth, SG3 6BZ

- Meticulously Presented Four-Bedroom Family Home
- Ample Parking and Detached Garage
- Spacious Lounge/Dining Room
- Downstairs Cloakroom
- Quiet Cul-Sac
- Situated In A Superb Position Within The Development.
- Beautifully Maintained, Established Rear Garden With Attractive Patio Area
- Open Plan High Specification Kitchen
- Contemporary Shower Room
- Walking Distance to Mainline Station

New to the market, this remarkably well-kept and generously proportioned family home, distinguished by the exceptional standard of care with which it has been maintained. Fastidiously clean, orderly and beautifully presented throughout, the property has a wonderfully composed feel from the moment you step inside. The accommodation is both substantial and intelligently arranged.

The ground floor is centred around two excellent living spaces. The impressive 23'6" lounge provides ample room for both relaxed seating and formal dining, while the expansive 23'4" kitchen/diner creates a superb everyday hub with generous workspace and excellent natural light. A separate utility room, downstairs WC and welcoming entrance hall add considerable practicality. Upstairs are four well-proportioned bedrooms, including an especially generous principal bedroom with extensive wardrobe/storage provision, together with a contemporary family shower room.

Outside is where the property becomes particularly compelling. The excellent private rear garden is broad and established, offering a wonderful degree of usable space, complemented by a beautiful patio area.

To the front and side, there is ample off-road parking, while the separate garage provides valuable secure parking, workshop potential or additional storage. The combination of driveway capacity, garage and substantial garden is increasingly difficult to find and gives this home a particularly complete feel.

Set in a superb Knebworth location, the property offers the balance many buyers search for but rarely find: substantial accommodation, generous outside space and a home that has clearly been cherished rather than merely occupied.



Vendor's Position

The vendor has thoroughly enjoyed living at the property and has taken great pride in maintaining the home to a high standard. They are now looking to downsize and have already found a suitable onward purchase which is being offered chain free. As such, the vendor is looking for a proceedable buyer who is in a strong position to move forward.





Directions

Knebworth is a highly regarded Hertfordshire village, well placed for access to neighbouring towns, major road connections and commuter links. The village benefits from a mainline railway station with regular services to London King's Cross (25/35 minutes), making it particularly convenient for commuters, while nearby Stevenage, approximately 3 miles away, provides an extensive range of shopping, leisure, employment and transport facilities, including further fast rail connections into London. Road links are also excellent, with the A1(M) around 3.6 miles away and Junction 23 of the M25 approximately 14 miles distant. For air travel, Luton Airport is around 13 miles away, Stansted approximately 28 miles and Heathrow around 39 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

