

Alexander Bond & Company

Estate Agents | Property Management



Wadnall Way, Knebworth, Hertfordshire, SG3 6DX

Guide Price £220,000



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WEEKLY PLANNER

DATE: _____

SUNDAY	MONDAY	TUESDAY	WEDNESDAY
THURSDAY	FRIDAY	SATURDAY	NOTES

Wadnall Way

Knebworth, SG3 6DX

- One-bedroom split-level apartment
- Open Plan Design
- Re-Fitted Bathroom with Overhead Shower
- Private Enclosed Garden
- Situated on Wadnall Way, A Popular Private Residential Location in Knebworth
- Gas Central Heating Throughout
- Walking distance to Knebworth station, local shops, and village amenities
- Allocated Parking

****Unexpectedly back available** Chain Free**** We are pleased to present this well maintained one-bedroom split-level apartment, ideally positioned on the edge of Knebworth village. The property enjoys close proximity to open countryside while being just a short walk from the mainline railway station (London Kings Cross in approximately 35 minutes) and the village's excellent range of amenities.

The accommodation includes a bright and spacious open-plan kitchen/living area, a modern re-fitted bathroom with overhead shower, and a generous double bedroom with built-in wardrobe. Externally, the property benefits from an enclosed garden and an allocated parking space.

Further features include gas central heating and double-glazed windows throughout, providing both comfort and energy efficiency.

Internal Viewing is highly recommended.



Entrance Lobby

Entrance via UPVC front door, entrance cupboard housing fuse box and meter.

Living Room

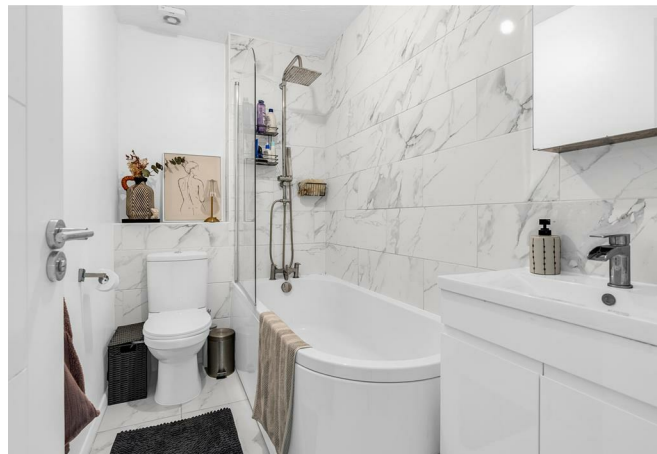
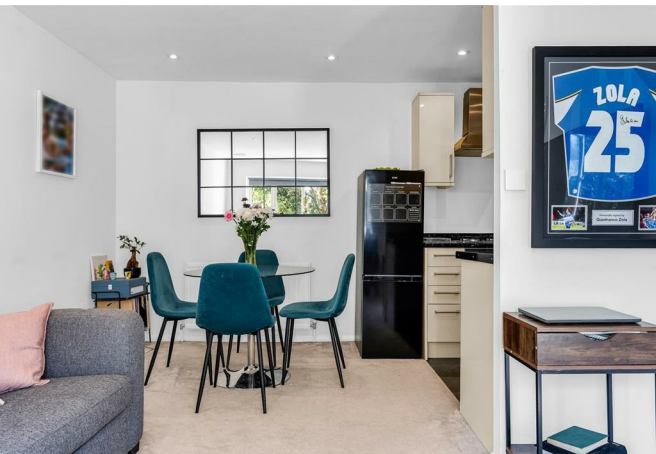
Double glazed window to front, radiator x2, inset ceiling spot lights, tv point, understairs cupboard.

Kitchen

Granite-effect worktops, high-gloss wall and base units, stainless steel sink with swan-neck mixer tap, gas hob with electric oven, extractor fan, inset ceiling spotlights, plumbing for a washing machine, and space for a fridge/freezer.

Bathroom

Modern white bathroom suite, comprising of a paneled bath, overhead shower with hand held shower (the shower has a pump fitted for excellent pressure), low level WC with push flush, extractor fan, bathroom vanity unit, heated towel rail. marble effect tiled floor and walls.





Landing

Two cupboards, one housing the gas boiler and the other providing storage. Loft access is available, with the loft being partly boarded and fitted with lighting.

Bedroom

Double glazed window to front, radiator, built in storage cupboard.

Outside

A low-maintenance courtyard-style garden, neatly paved with space for outdoor seating and dining. The area is enclosed for privacy and features a smart painted fence with decorative lighting, making it ideal for relaxing or entertaining. There is also an outside storage cupboard.

General Information

Lease - 151 Years Remaining

Approx. £95.00 per month includes building insurance.

Ground Rent - £150.00 per annum

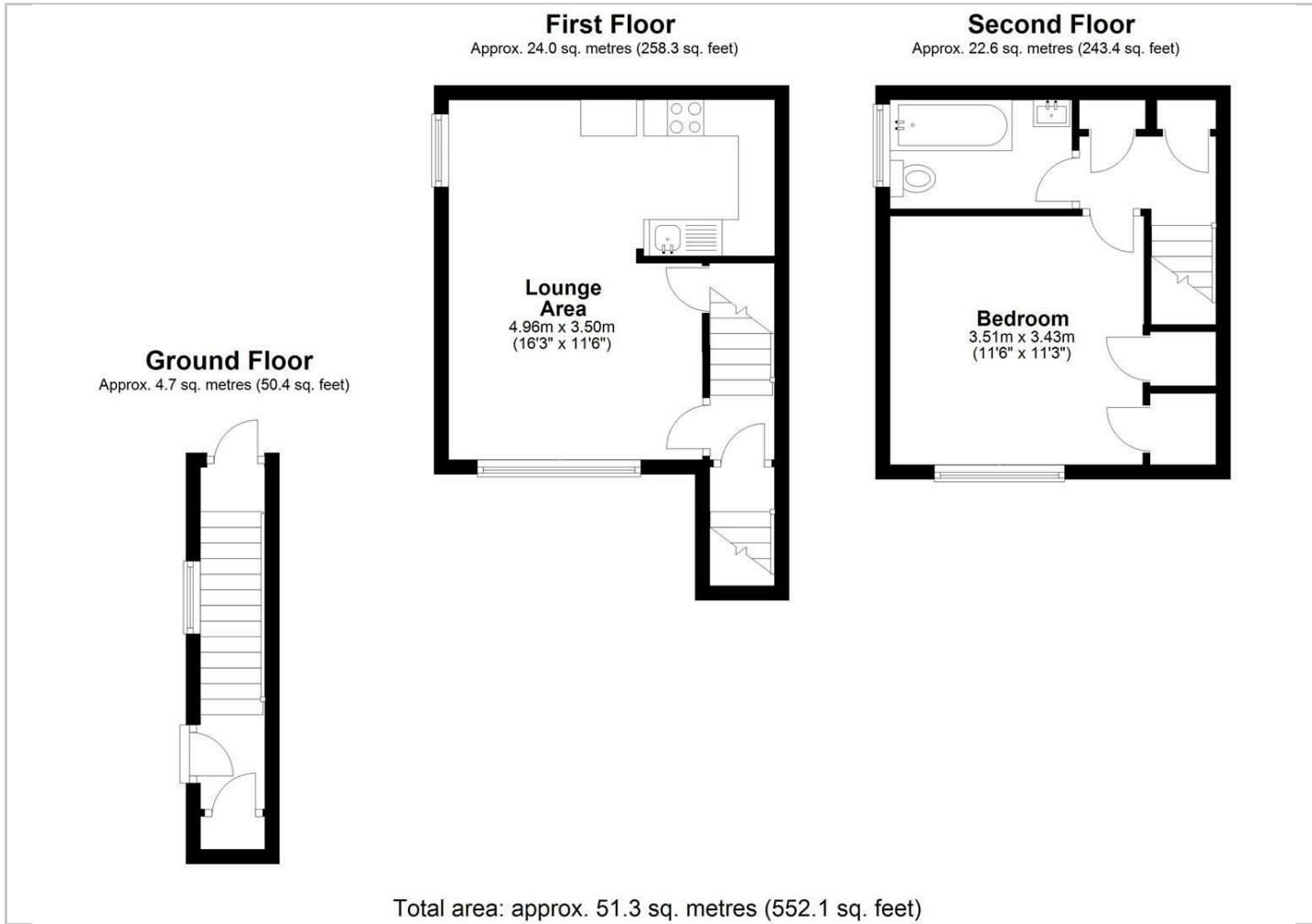
Directions

Wadnall Way in Knebworth, Hertfordshire, is a sought-after residential location set close to open countryside while remaining well-connected for commuters. The property is within walking distance of Knebworth Station, which offers direct train services to London King's Cross and St Pancras in approximately 35 minutes. Local bus routes also serve the area, providing links to surrounding towns and villages. For road users, access to the A1(M) motorway is excellent, with Junction 7 just a short drive away, making travel to Stevenage, Welwyn Garden City, Hitchin, and London straightforward. In addition, London Luton Airport is within easy reach by car, offering further convenience for both domestic and international travel.





Floor Plans



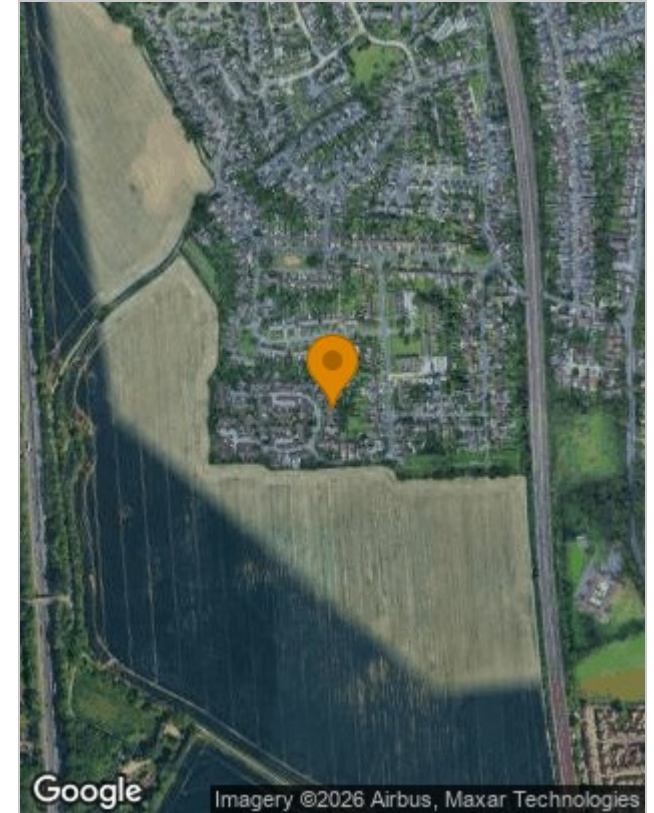
Viewing

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

