

**Gun Road Gardens  
Knebworth  
SG3 6ED**

 **2 Double Bedrooms**

 **2 Bath/Shower Rooms**

 **2 Reception Rooms**

 **2 Car Driveway**

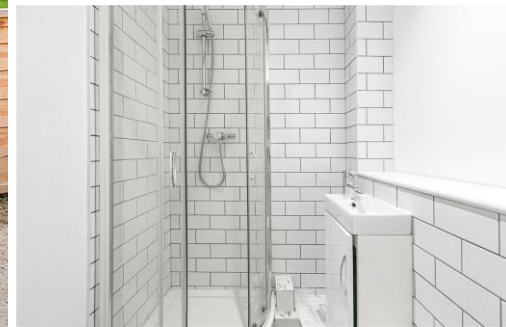
 **Private Front Garden**

 **EPC Band TBA**

**Council Tax  
Band: TBA.**

**Guide Price  
£475,000 Freehold**

 **ashtons**  
for life's great moves



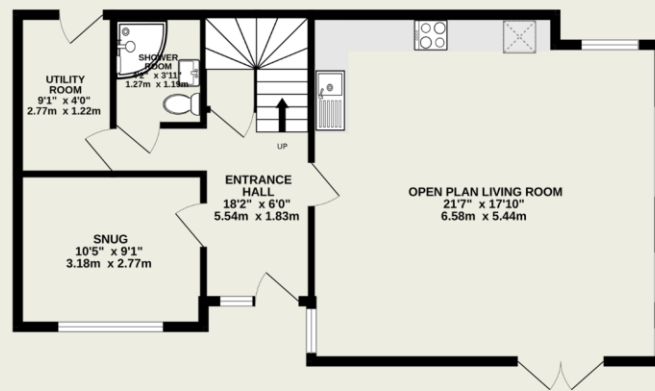
Located within the highly desirable Gun Road Gardens of Knebworth, this newly constructed chalet-style house presents an enticing opportunity. With meticulous attention to detail, the property boasts a flawless finish and sophisticated design.

## Description

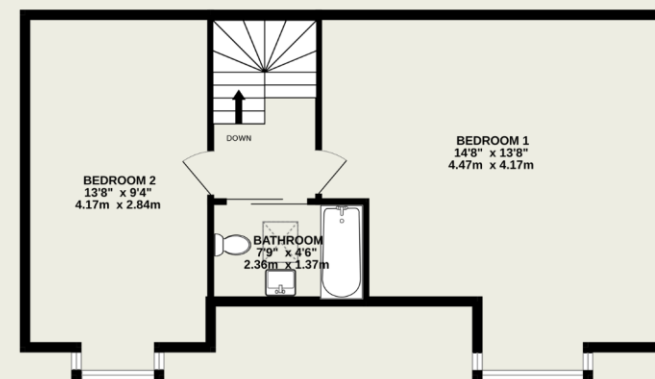
In the sought-after Gun Road Gardens of Knebworth this exciting new chalet style house offers a pristine finish and design. The ground floor features a spacious entrance hall with a striking skylight, leading to a stylish open-plan living and dining area with a fitted kitchen and breakfast island. There's also a versatile snug or third bedroom, a downstairs shower room and a utility room with external access. Upstairs, the feature skylight continues, leading to the principal bedroom, second double bedroom and bathroom. Outside, French doors provide access to a private garden, while driveway parking accommodates two vehicles. Internally, the property boasts underfloor heating on the ground floor, double glazed windows, an air source heat pump system and LED spotlights.

## Location

Knebworth Village offers a variety of shops, including a library, post office, chemist, doctor's surgery and dentist, along with a general convenience store. The area benefits from well regarded junior/mixed infant school, recreational grounds and is within 0.1 miles of Knebworth Station, offering fast and frequent rail services to London Kings Cross (approximately 30 minutes). Stevenage is approximately 2.3 miles where more extensive shopping facilities can be found.



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1062sq.ft. (98.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.