



Bryan Bishop
and partners

Old Lane
Knebworth, SG3 6AD

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this fabulous detached family home in the ever popular and thriving village of Knebworth, offering spacious and flexible accommodation that includes four bedrooms, two bathrooms, a downstairs guest cloakroom, superb conservatory, home office/study and a large driveway leading to an integral double garage. This house really ticks all the boxes for family living, with an opportunity to expand the already generous space even further above the existing garage block if so desired, subject to the usual consents.

Accommodation:

This classic red brick house exudes an impressive air of permanence and longevity, clearly built to last with quality materials by skilled craftspeople, and this aura begins at the entrance, with a tiled roof porch area sheltering an attractive solid wood front door inset with decorative shaped windows and a full height window to the side. Within is a generous entrance hall which extends back through the centre of the house to the kitchen at the rear, passing as it does so the main reception room, the front facing office/study, a number of useful storage cupboards and a conveniently placed guest cloakroom.

The office/study is a neat space, connected through an open archway from the entrance hall and nicely lit by a window looking out over the front garden. It is comfortably large enough for a comprehensive work from home facility with space for a large desk and the ancillary furniture the role requires.



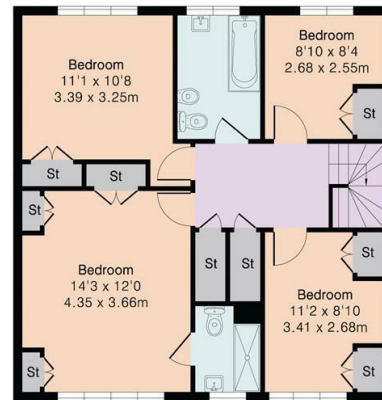
**Approximate Gross Internal Area 2118 sq ft - 197 sq m
(Including Garage)**

Ground Floor Area 1375 sq ft – 128 sq m

First Floor Area 743 sq ft – 69 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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