Bryan Bishop
and partners

Old Lane

Knebworth, SG3 6AD

Guide price £850,000

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Summary:
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.

Across the entrance hall the opposite corner of the house is taken up by the spacious reception room, a lovely light, bright room thanks to the abundant natural light that floods in through the large bay window to the front. This room benefits from a nice balance as well as a generous size, which helps to ensure a wide choice of furnishings and layout are always available to you. Certainly it is easily large enough for multiple sofas and chairs as well as other occasional furniture, whilst still leaving plenty of open floor space to allow free and easy movement around the room, along with comfortable access in from the entrance hall and on through the glazed double doors into the formal dining room to the rear.

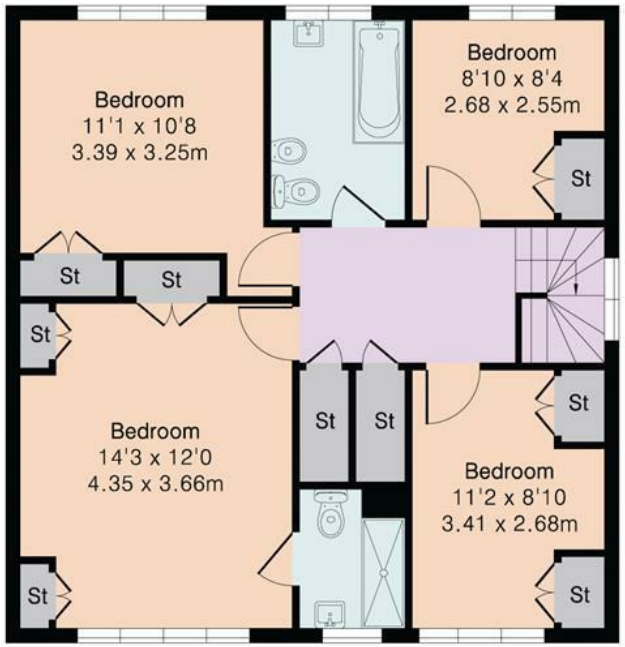
There is a nice flow around the whole of the ground floor, with the main day to day living rooms all connecting to each other as well as out into the hallway, making this a great house both for daily family living as well as a welcoming and practical space when entertaining guests. The formal dining room is a great example of this asset, with double doors in from the reception room, an open plan connection out into the conservatory and a door through into the adjacent kitchen. Again the dining room enjoys a well proportioned size and shape, making it a super environment for dinner parties and easily able to absorb a substantial dining suite if so desired. In fact this house really spoils you for choice in terms of dining options, with the formal dining room, the exceptional conservatory and a further casual dining/breakfast room all offering super facilities to be put to that use as and when you wish.

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

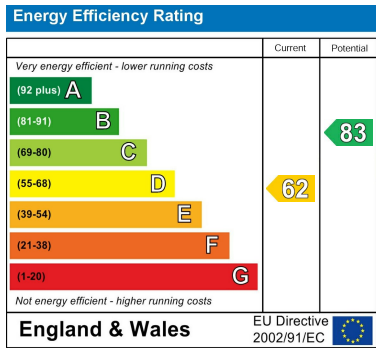
Ground Floor Area 1375 sq ft – 128 sq m

First Floor Area 743 sq ft – 69 sq m

Ground Floor



First Floor



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