



**Bryan Bishop**  
*and partners*

**New Road**  
**Knebworth, SG3 6JX**

**Guide price £595,000**



# New Road

## Knebworth, SG3 6JX

### Summary:

Bryan Bishop and Partners are delighted to bring to the market this immaculate semi-detached three bedroom, two bathroom family home in the extremely popular village of Woolmer Green. This attractive property benefits from a cleverly designed ground floor that combines a huge open plan kitchen/dining room with a well proportioned separate living room within an attractive multi-coloured brick exterior, with a lovely en suite shower room to the principal bedroom, a valuable ground floor guest cloakroom, abundant off-street parking and a good sized garden. This house is presented in exceptional condition inside and out. There is absolutely no decoration or upgrading required - just move in and enjoy your lovely new home.

### Accommodation:

The pretty front door is protected by a cantilevered, timber-framed porch roof that is fully tiled, and opens into a smart entrance hall that offers a fabulous uninterrupted view through the kitchen/dining room and out into the garden beyond. It is a light, bright and welcoming space thanks to the decorative glass panels set into the front door, ably enhanced by a window part way up the adjacent staircase. From the entrance hall doors open into the spacious kitchen/dining room, the front facing living room and the well placed guest cloakroom.

The living room is fabulous, a good size and with nicely balanced proportions that make all of the space within it really usable, comfortably accepting multiple sofas and chairs. It is a lovely room for spending time together as a family.

The rear of the house is all allocated to the open plan kitchen/dining room, which works incredibly well. This room is sure to become the hub and heart of this stunning family home, with plenty of space for cooking, dining and casual seating to make it also a great day room. This is a large space by any measure at nearly eighteen feet wide, which gives you a wealth of opportunities to design and configure it in the way that best suits your lifestyle. Two perimeter walls have been lined with a comprehensive selection of high and low level cupboards, ensuring more than ample storage and food preparation worktop space is always readily available. Set within the cabinets is a full selection of integrated appliances any family may need. The remainder of the room is left as open floor area, allowing you complete freedom of choice as to layout and furniture. Easily able to accept a generous dining suite and casual seating, it would also be fairly straightforward to install an island with a breakfast bar if so desired. The jewel in the crown of this superb room is the three way folding glass doors that pretty much occupy the whole of the rear wall, allowing the natural daylight to flood in unhindered, as well as opening to connect the house seamlessly out into the rear garden, making this a perfect house for summer parties, or just to allow full enjoyment of the garden as a family. It's an inspired piece of design that really elevates this property way above its peers, both stylistically and in the pleasure of day to day life.







Upstairs there is a neat hallway, nicely galleried over the stairwell, that offers a useful storage cupboard and opens into the three bedrooms and the family bathroom, which is beautifully tiled, and boasts a heated towel rail and a 'P' shaped bath with a shower attachment fitted. Two of the bedrooms are generous doubles in size, with the principal bedroom enjoying a superb en suite shower room.

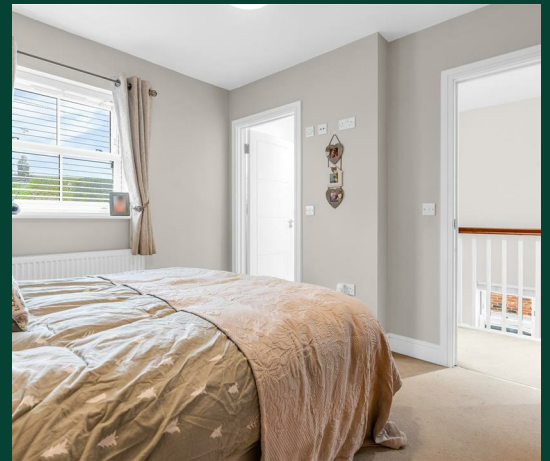
#### Exterior:

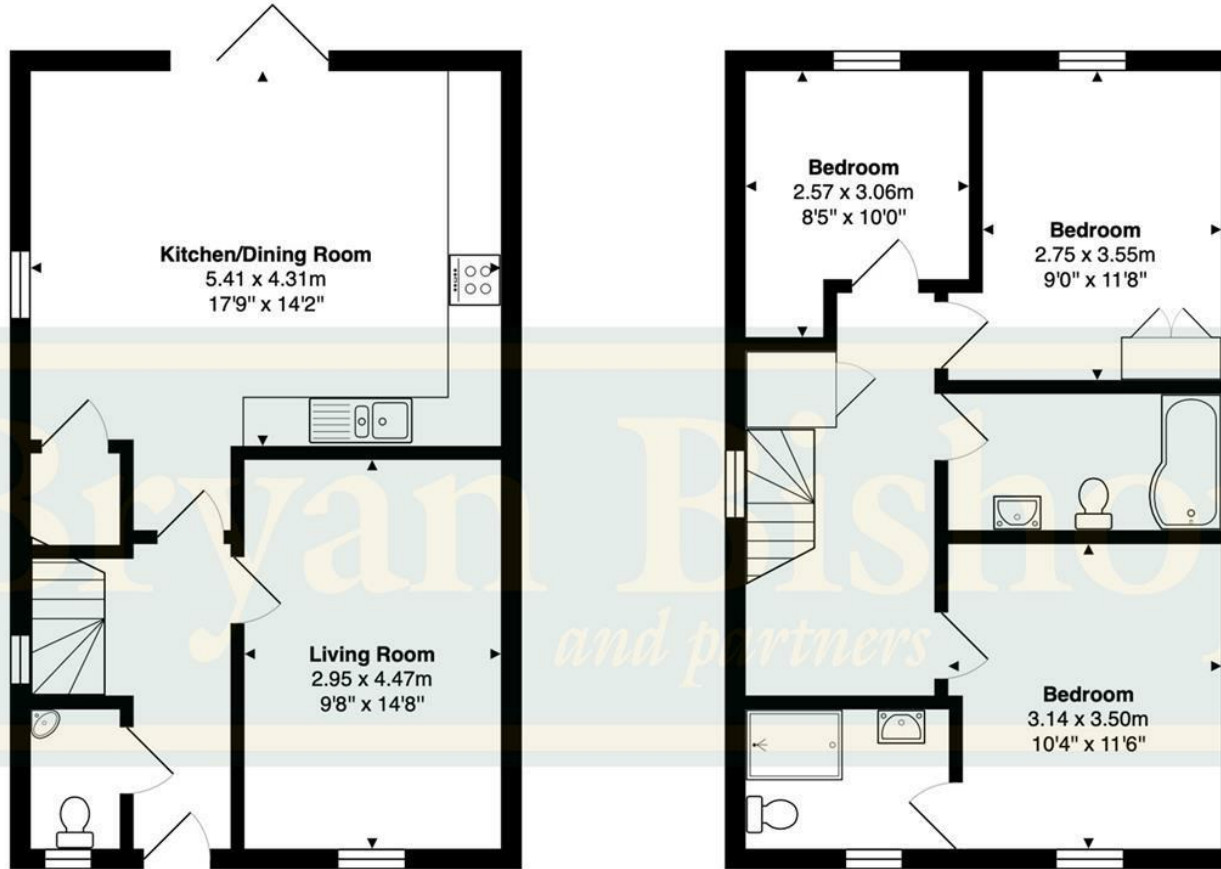
A well maintained hedge encloses the neat front garden, which is mainly lawn that could easily be adapted to provide more off-street parking if so wished, although there is already ample parking for two cars on the long block paved driveway that extends along the side of the house. Beyond the driveway is a useful separate gated access into the rear garden, which is fully secure and enclosed and so ideal for pets and children. The rear garden is a good size, wider than the house, with a paved patio running across the rear of the kitchen/dining room, giving full access through the bi-fold doors. A neat raised flower bed runs across the back boundary, with a recently installed garden shed in perfect condition offering valuable storage for toys, games and garden furniture. This is a great family garden, just ideal for spending time together, and easily capable of welcoming visitors to join you.

#### Location:

This house enjoys a lovely location within the ever popular village of Woolmer Green. The village has a good range of pubs, eateries and local amenities, whilst also perfectly placed to enjoy its rural location and close proximity to the other popular and vibrant villages of Datchworth, Knebworth and Welwyn. The A1(M) is a few minutes away by car and links well to the national roads network. Mainline train stations can be found nearby at Welwyn and Knebworth, with London Kings Cross just 25 minutes away by train.







**Ground Floor**  
 Area: 48.7 m<sup>2</sup> ... 524 ft<sup>2</sup>

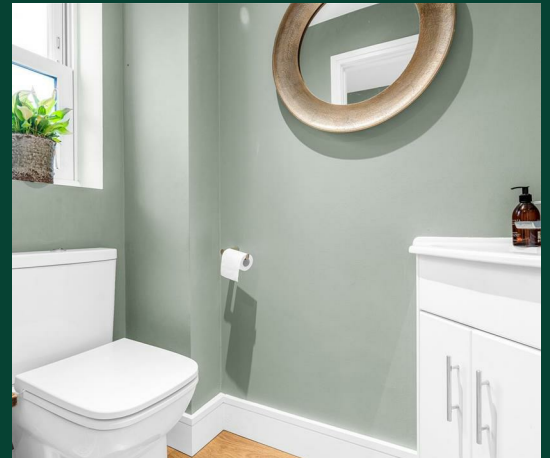
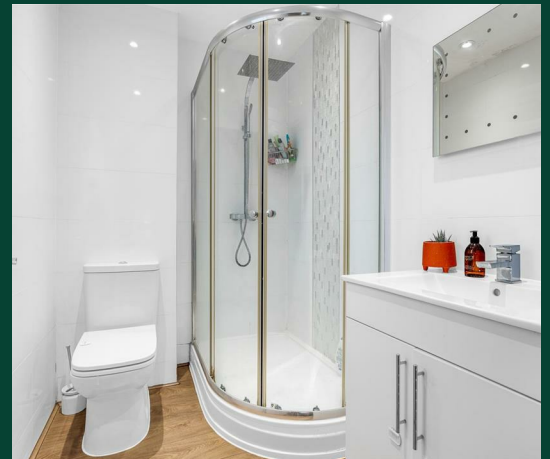
**First Floor**  
 Area: 48.6 m<sup>2</sup> ... 524 ft<sup>2</sup>

Total Area: 97.4 m<sup>2</sup> ... 1048 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	











**Bryan Bishop**  
*and partners*

6a High Street | Welwyn | AL6 9EG | 01438 718877 | [info@bryanbishop.co.uk](mailto:info@bryanbishop.co.uk) | [www.bryanbishop.co.uk](http://www.bryanbishop.co.uk) Find us on

