



**Bryan Bishop**  
*and partners*

**Westland Road**  
**Knebworth, SG3 6AS**



# Westland Road

## Knebworth, SG3 6AS

### Summary:

Bryan Bishop & Partners are thrilled to present this beautifully refurbished and exquisitely appointed three-bedroom character cottage, perfectly positioned on one of Knebworth's most sought-after roads. Brimming with charm and contemporary elegance, the property enjoys an enviable location just a short stroll from the mainline railway station and the bustling village High Street, where an array of excellent shops, cafes and local amenities await. Combining timeless character with modern comfort, this exceptional home offers a truly inviting lifestyle in the heart of this desirable village.

### Accommodation:

The property enjoys exceptional kerb appeal, with its classic red brick façade conveying a sense of quality, permanence and timeless character that continues throughout the home.

The living room is generously proportioned and beautifully arranged, offering a highly functional space centred around a striking iron fireplace, creating a warm and inviting focal point. Abundant natural light floods the room through an impressive front-facing window, enhanced by elegant adjustable wooden shutters that combine both style and practicality.

The kitchen has been thoughtfully and ergonomically designed, with all elements carefully positioned for ease of use along one end of the room. A comprehensive range of wall and base units provides excellent storage and extensive worktop space, while seamlessly integrated Smeg appliances ensure a sleek and cohesive finish. The kitchen is further complemented by a discreetly incorporated utility room and a separate cloakroom/WC, adding to the home's practicality without compromising on design.

The first-floor landing leads to two beautifully proportioned bedrooms, each offering a serene and versatile space, finished in soft, neutral tones that enhance the sense of light and calm. These rooms combine style with practicality, providing a comfortable retreat for family or guests. The family bathroom is equally impressive, showcasing a contemporary design with carefully chosen fittings and finishes, creating a chic and functional space.

The second-floor landing reveals the superbly appointed principle bedroom, a tranquil and elegant sanctuary bathed in natural light. This luxurious suite is complemented by a private en-suite shower room, exquisitely designed to offer both comfort and sophistication, making it the perfect personal retreat at the heart of the home.

### Exterior:

The beautifully landscaped rear garden has been thoughtfully curated to mirror the quality found throughout the property, with an expansive lawn framed by elegant, raised sleeper borders. A generous raised decking creates an inviting space for alfresco dining and entertaining, complemented by a discreet gravel pathway leading to the far end of the garden. A substantial brick-built outbuilding provides superbly versatile accommodation, ideal for a home office, studio or additional living space, while a discreet storage shed completes the setting. To the front, the property further benefits from gated side access and the highly sought-after advantage of a private driveway offering parking for two vehicles.

### Location:

Ideally located just a minutes' walk from the High Street, the property benefits from easy access to a variety of amenities including pubs, restaurants and shops, as well as Knebworth mainline railway station, making commuting into the city straightforward. The village also offers five churches, a golf club and an excellent recreation ground featuring tennis courts, a bowling green and a children's play area. Knebworth is well positioned for access to neighbouring towns and key commuter routes, with approximate distances as follows: Stansted Airport (28 miles), Luton Airport (13 miles), Heathrow Airport (39 miles), the A1 (3.6 miles), Hertford (8.5 miles) and St Albans (13 miles).





- Ground Floor -

Entrance Porch

Living Room 13'10" x 12'11"

Kitchen/Dining Room 16'9" x 15'1"

Utility Room

Cloakroom/WC

- First Floor -

Landing

Bedroom Two 9'10" x 9'3"

Bedroom Three 8'9" x 11'4"

Family Bathroom

- Second Floor -

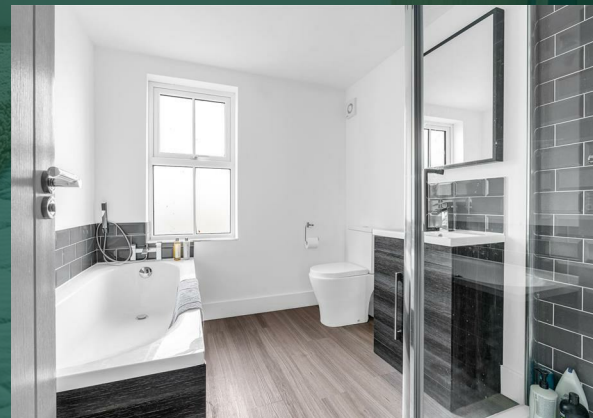
Landing

Bedroom One (Principle) 12'1" x 17'5"

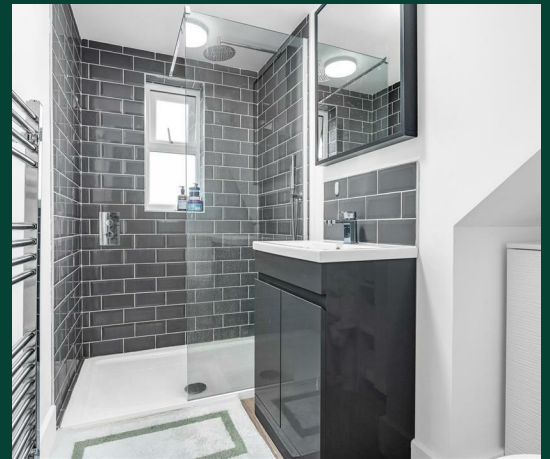
En-suite

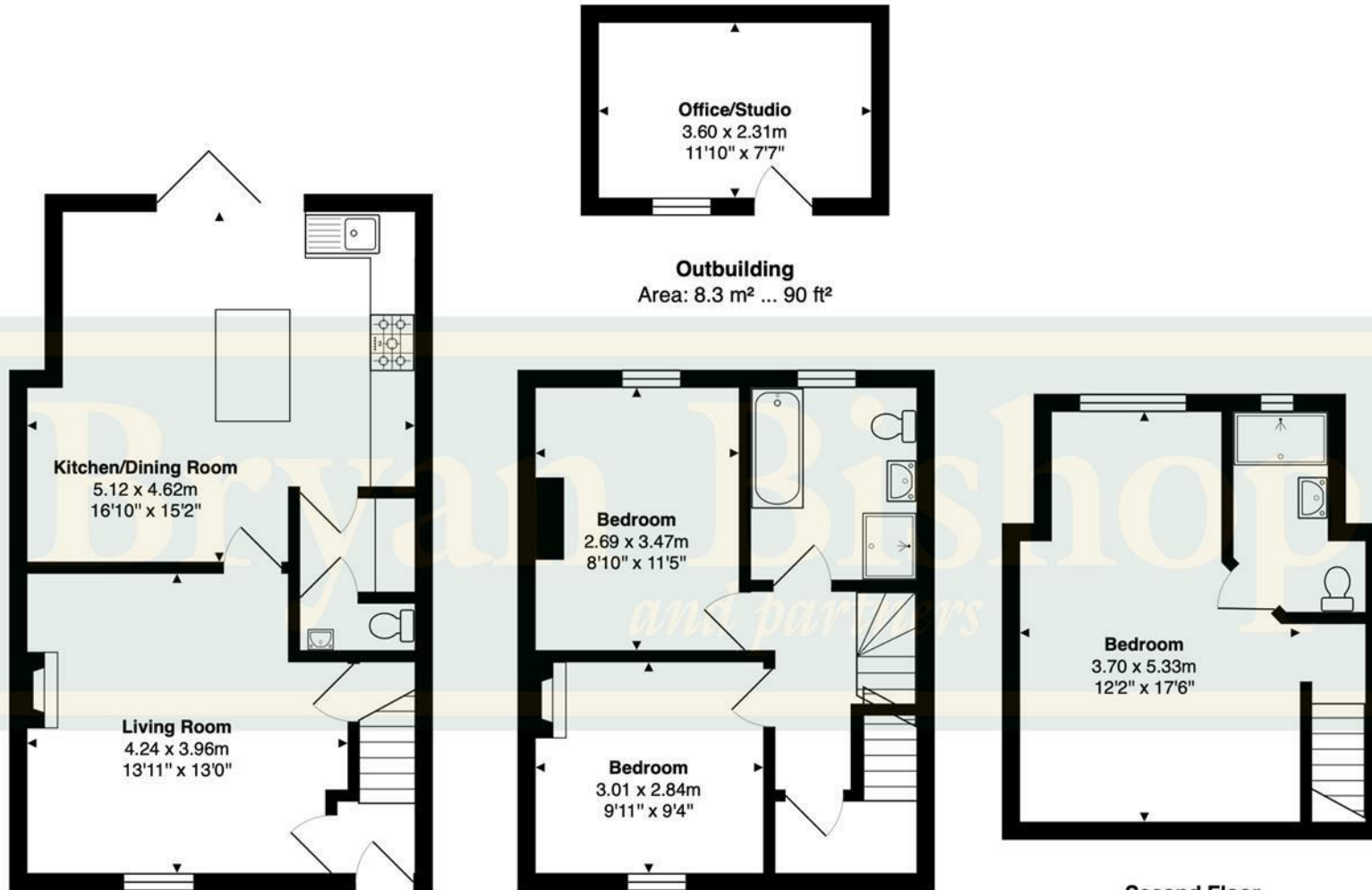
- Exterior -

Office/Studio 11'9" x 7'6"









**Ground Floor**  
Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup>

**First Floor**  
Area: 32.3 m<sup>2</sup> ... 348 ft<sup>2</sup>

**Second Floor**  
Area: 23.2 m<sup>2</sup> ... 249 ft<sup>2</sup>

**Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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			
England & Wales		EU Directive 2002/91/EC	

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