



Bryan Bishop
and partners

Pondcroft Road
Knebworth, SG3 6DB

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Summary

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Bryan Bishop and Partners are delighted to bring to the market this superb detached four double bedroom, two bathroom family home in the centre of the vibrant and popular village of Knebworth. Set within a few minutes' walk of the nearby mainline station, this property offers spacious and versatile accommodation in a wonderful semi-rural setting, yet is within easy commuting distance of central London. Boasting ample off street parking, an integral garage, separate living room, study/office, utility/laundry room/guest cloakroom and a substantial kitchen/dining/family room opening out into the West facing garden through a large set of bi-fold doors, this property is in first-class decorative order inside and out and ticks all the boxes for modern family life.

Accommodation:

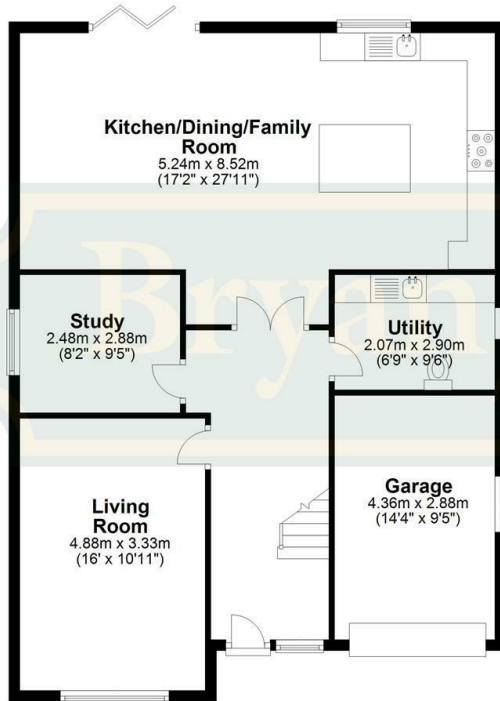
The attractive front door, with patterned glass insets and matching window to the side, is set within a pretty, tiled roof, protective porch and welcomes you into a spacious, bright entrance hall. The hallway extends beneath the stairwell and back through the house, passing doorways into the study/office and well placed utility/laundry room/guest cloakroom, before offering an extended open view right through the double doors leading to the kitchen/dining/family room and out into the garden beyond.

The front facing living room is a nice size and shape, with a substantial window allowing the light to flood the room. Comfortably large enough to swallow multiple sofas and chairs with ease, this room gives you a whole host of options as to how best to configure and furnish the generous space to really suit your needs.



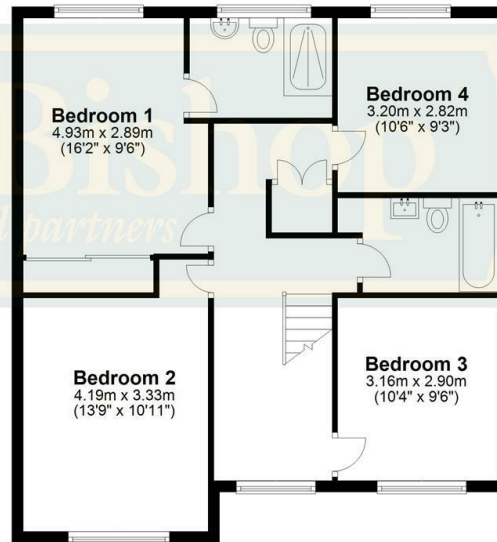
Ground Floor

Approx. 95.9 sq. metres (1032.5 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



Total area: approx. 169.6 sq. metres (1826.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		
EU Directive 2002/91/EC		





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