# Strictly Private and Confidential

## 29 | Pondcroft Road | Knebworth | SG3 6DE

Full description

Bryan Bishop and Partners are delighted to bring to the market this exceptional detached four double-bedroom property in the desirable village of Knebworth. Carefully extended, the property combines a charming period exterior with a stunning modern interior. A large open-plan kitchen, dining and living room forms the heart of the home, complemented downstairs by a separate study and sitting room. The generously sized garden extending to 90ft offers plenty of scope for outdoor living. Upstairs, there are four well-proportioned double bedrooms, including a principal bedroom with an en-suite, and a separate family bathroom. The house is perfectly located on a quiet residential road, less than five minutes' walk from the bustling village high street and mainline train station, with London reachable in under 20 minutes by train.

Accommodation:

The attractive traditional front door is inset with a decorative stained-glass panel and protected by a cantilevered tiled porch roof. Inside is a spacious entrance hall with a stylish staircase and a wonderful extended view through the kitchen, dining and living room and out through the bi-fold doors into the garden beyond. From the entrance hall there are doors into the sitting room, study and guest cloakroom.

The modern and tranquil sitting room is a good size, with built-in bookcases and cabinets. The room is beautifully lit by a fabulous bay window fitted with bespoke shutters.
Across the hallway is a versatile room, currently used as a study, which is blessed with high levels of natural light thanks to the large front-facing window. This is a great room, with plenty of space for multiple workstations and ancillary storage. The room also benefits from underfloor heating.

Next to the study is a modern guest cloakroom with underfloor heating. Under the stairs is a large cupboard for coats and shoes, along with a separate freestanding storage area.
The remainder of the ground floor comprises the very substantial L-shaped modern kitchen, dining and living room, which benefits from underfloor heating. This room stretches to almost thirty-three feet by over twenty-five feet, providing open-plan living while allowing for natural zoning of different areas. The room is flooded with natural light from the bi-fold doors, fitted with bespoke perfect fit blinds, and an overhead skylight.

The kitchen area contains an array of wall and floor-mounted soft-close units, along with a range of modern integrated appliances, including twin ovens, a boiling-water tap with water softener, and a wine fridge. There is also an open floor area for a large plumbed-in American fridge-freezer. The extensive storage and worktop space is further boosted by a fabulous granite topped island with a four-seater breakfast bar.

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Bryan Bishop
and partners

# Pondcroft Road

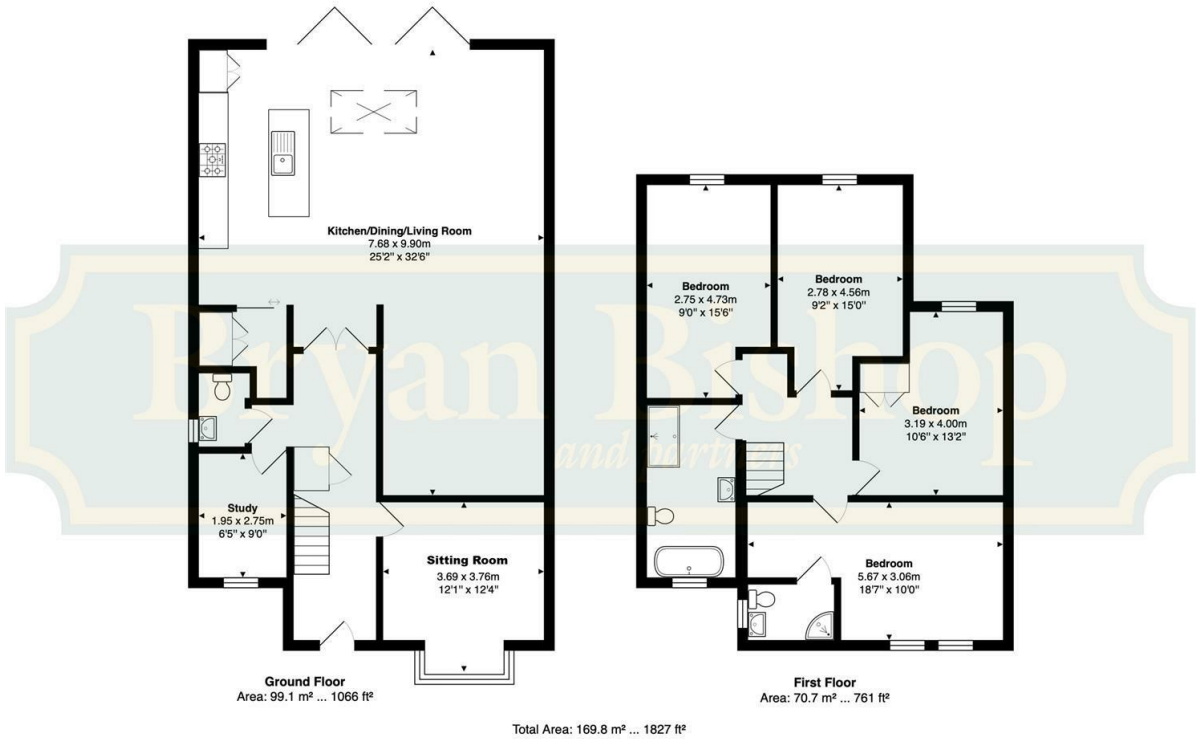
## Knebworth, SG3 6DE





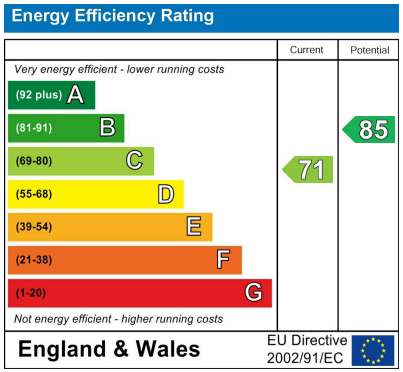





Kitchen/Dining/Living Room
7.68 x 9.90m
25'2" x 32'6"
Study
1.95 x 2.75m
6'5" x 9'0"
Sitting Room
3.69 x 3.76m
12'1" x 12'4"
Ground Floor
Area: 99.1 m² ... 1066 ft²
Bedroom
2.75 x 4.73m
9'0" x 15'6"
Bedroom
2.78 x 4.56m
9'2" x 15'0"
Bedroom
3.19 x 4.00m
10'6" x 13'2"
Bedroom
5.67 x 3.06m
18'7" x 10'0"
First Floor
Area: 70.7 m² ... 761 ft²
Total Area: 169.8 m² ... 1827 ft²






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
71
85
England & Wales
EU Directive 2002/91/EC





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