



3 Bedrooms



1 Bath/Shower Room  
1 Cloakroom



2 Reception Rooms



Driveway for 2 Vehicles



South West Facing Rear  
Garden



EPC Band D

Council Tax  
Band: F  
(£3,463.69 Apr 25/Mar 26)

Local Authority  
North Hertfordshire District  
Council



**The Conifers, Gipsy Lane, Knebworth, SG3 6DJ**  
**Guide Price £650,000 Freehold**



# The Conifers, Gipsy Lane, Knebworth

**A characterful 1930s semi-detached family home, conveniently located close to the heart of the village.**

## Description

Upon entering this delightful family home, a sizeable entrance hall leads to a cloakroom immediately on the left and a spacious lounge on the right, with an attractive fireplace and large bay window to the front.

Towards the rear of the property, there is a generous, well-appointed utility room, with lots of storage and external access to the side of the house. This leads through into a stunning, open-plan kitchen/dining room which, in turn, leads into a cosy, yet spacious family room with a woodburner. The kitchen boasts a stylish island, twin butler sinks and high-quality integrated appliances including a large induction hob, dishwasher and two ovens. From here, double doors lead out onto the rear south-west facing garden and Velux roof windows make this living space especially bright. The secluded, mature garden is mainly laid to lawn and has a patio and useful outbuilding.

The hallway and landing benefit from a tall, elegant, arched window halfway up the attractive staircase, from which natural light floods in. A family bathroom at the top of the stairs has both a bath and separate shower, as well as a heated towel rail. The main bedroom at the rear of the property has a built-in cupboard and a delightful view of the sunny rear garden. A large double bedroom at the front and a further bedroom with a built-in wardrobe complete the first floor accommodation.

Externally, there is ample space to the side of the property to extend and planning permission for this has been granted. Please see Council website for further information.

A driveway provides parking for two vehicles at the front.

## Location

Knebworth is a popular village with a busy high street, offering an excellent range of shops, a doctor's surgery and dentist. There is also a selection of pubs and restaurants and an excellent JMI School and mainline station (London Kings Cross). The larger towns of Stevenage and Welwyn Garden City are within a short drive, providing a more comprehensive range of facilities.



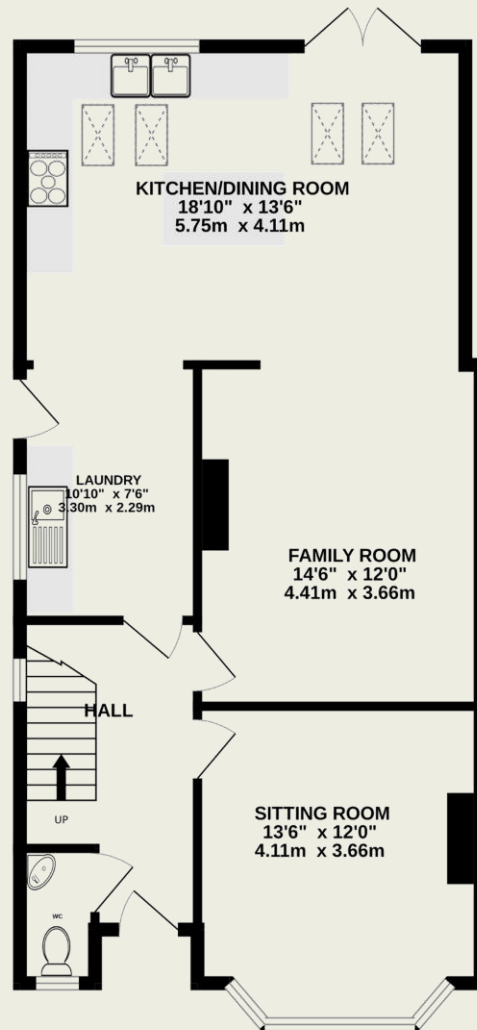




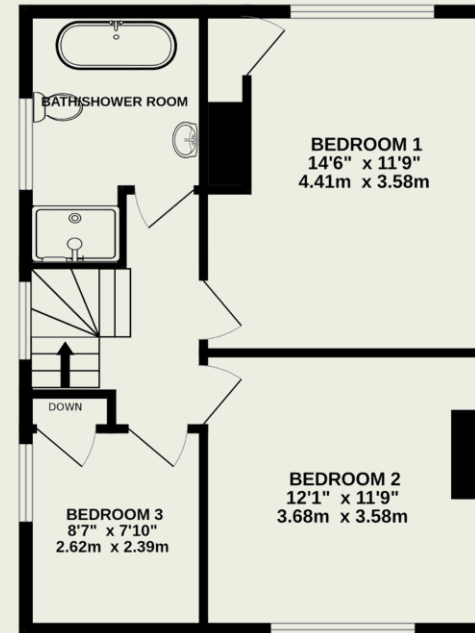
#### Important Information

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GROUND FLOOR  
790 sq. ft. (73.4 sq.m.) approx.



1ST FLOOR  
536 sq. ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA: 1326 sq. ft. (123.2 sq.m.) approx.

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