



164 Park Lane  
Old Knebworth | Knebworth | Hertfordshire | SG3 6PR

# STEP INSIDE

## 164 Park Lane

A beautifully positioned four-bedroom, semi-detached family home situated in the heart of Old Knebworth. The property is set in a quaint location, surrounded by Hertfordshire countryside and just a short distance of 0.9 miles to Knebworth station and surrounded by fabulous schools. This delightful home offers open planned, modern contemporary living with approximately 2561 sq. Ft of accommodation including the annexe. There is a separate one-bedroom annexe with sitting room, kitchen, and shower room, ideal for multi-generational living. The property has gas central heating and double-glazed windows, EPC band B, council tax band F and offered with no onward chain.

### Step Inside

Into a spacious, light, and airy hallway with stunning wooden flooring throughout the ground floor and feature doors leading you through the ground floor accommodation. A modern, open plan kitchen dining area with family room and doors straight out to the garden. This is a great entertaining space, connecting all the family and making it the heart of the home. The kitchen is light and contemporary with various built-in appliances and rangemaster oven. A great dining area with a family sitting area so all the family can be in one place. There is a separate utility room just off the kitchen and cloakroom off the hallway. The living room is a generous size with dual aspect windows and French doors leading out to the garden.

On the first floor a stunning master bedroom with dual aspect windows, built in wardrobes and ensuite shower room, with breath taking views to the rear of farmland. There is a guest room with ensuite shower room, family bathroom and two further bedrooms.

There is a separate one-bedroom annexe measuring approximately 480 sq ft which can be accessed from the garden. A spacious sitting room with bi folding doors, bedroom, kitchen, and shower room. Ideal for Air B & B or multi-generational living. The whole property is finished to a modern standard and ready to move into.











# STEP OUTSIDE

## 164 Park Lane

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This home is set back from the road with feature brick wall, with cast-iron entrance gate securing the property. A spacious driveway with parking for many cars, various tree and shrub borders and ornate cast iron gate to side leading to rear garden.

The rear garden has been beautifully designed with a large patio area, various flower and shrub borders and laid lawn. There is a modern raised bedding area with built in wooden benches, a lovely place to sit and enjoy the view. A wooden built out building which is currently the annexe and outside lighting and water tap. The garden backs onto farmland and is not overlooked.

### Location

Old Knebworth is a fine rural Hamlet and home to the historic Knebworth House - inhabited by Lord Cobbold and his family since 1492. Since 1974 Knebworth has been famously associated with numerous major open-air rock concerts which have been held in the grounds of Knebworth House. The Lytton Arms public house & eatery is within walking distance.

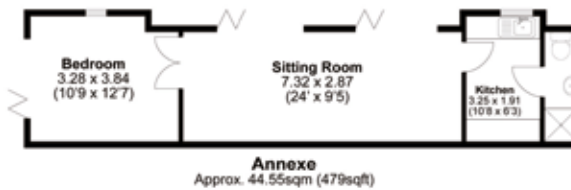
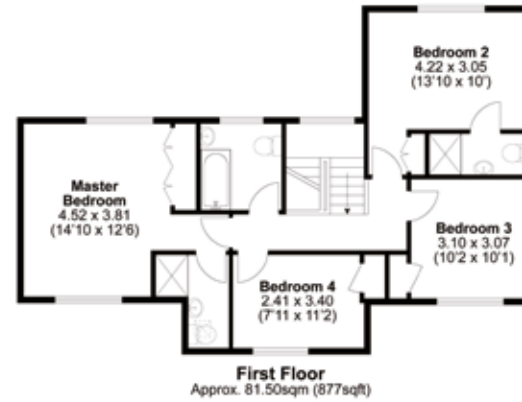
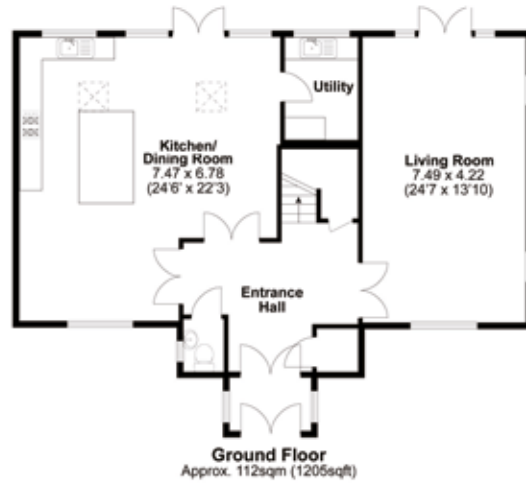
Close-by Knebworth village provides a High Street with shops for daily needs. There is a chemist, post office, doctors' surgery, two dentists, Co-op general store, Indian restaurant, Chinese take away, two cafés, wine merchants & a well-regarded junior/mixed infant school. The mainline railway station with frequent service allows access to London Kings Cross in around 25 /35 minutes. There are five churches all linked through the Knebworth Family of Churches, a Golf club & a great recreation ground with tennis courts, bowling green and toddlers play area.

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance only: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles.

*Asking price* £ 1,000,000

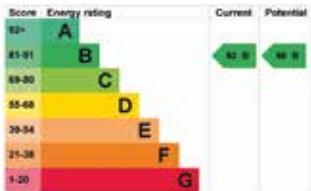


# 164 PARK LANE



**TOTAL FLOOR AREA: 2561 sq.ft. (238 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 28.05.2024





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