



Bryan Bishop
and partners

Oakfields Road
Knebworth, SG3 6NS

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Summary

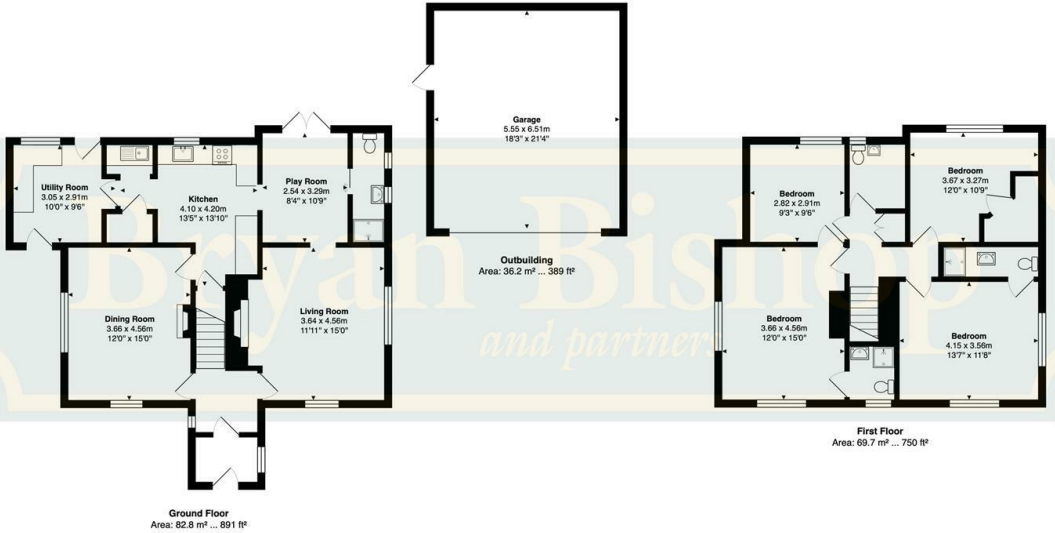
Summary:

Bryan Bishop and Partners are delighted to bring to the market this substantial four bedroom, three bathroom family home in the lovely village of Knebworth. This is a spacious, well specified property enjoying generously sized and beautifully presented gardens to the front and rear, with a superb location that absolutely enjoys the best of both worlds, being set along a quiet residential cul-de-sac surrounded by other large properties with similarly large gardens, backing onto open countryside with secure gated access that leads the well maintained Knebworth Recreation Ground, yet within an easy walk of the vibrant village centre and mainline train station. This is already a lovely, comfortable family home, but comes with the added appeal of existing planning permission in place for substantial multi-aspect expansion to both floors along with a complete reconfiguration of the interior layout. Please contact our sales team to see the full planning details.

Accommodation:

The house has a wonderful kerb appeal, with its traditional red brick construction emphasising the feeling of permanence and longevity that permeates throughout. The solid wood panelled front door welcomes you into a useful entrance lobby lit by a window to the side, which then opens through an internal door into the main hallway, which runs across the bottom of the stairs to access the dining room on one side and the living room on the other. There is a great flow to this house, with a comfortable and welcoming layout that offers a well balanced blend of privacy within each room, but also allows easy movement throughout the ground floor, with the rooms linking effortlessly together as they encircle the central staircase.





Total Area: 188.6 m² ... 2030 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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