



Bryan Bishop
and partners

Station Road
Knebworth, SG3 6AP

Guide price £650,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this charming semi-detached cottage set within a few minutes walk of Knebworth station. This lovely family home has been sympathetically and intelligently extended on the ground and first floors, with all of the work completed to the highest quality standards, and now offers spacious accommodation throughout, with a generous living room, fabulous kitchen/dining room, three double bedrooms and two bathrooms. Ample off street parking is provided by a block paved frontage and there is a lovely double-fronted summer house in the garden that would be perfect as an office, studio or gym.

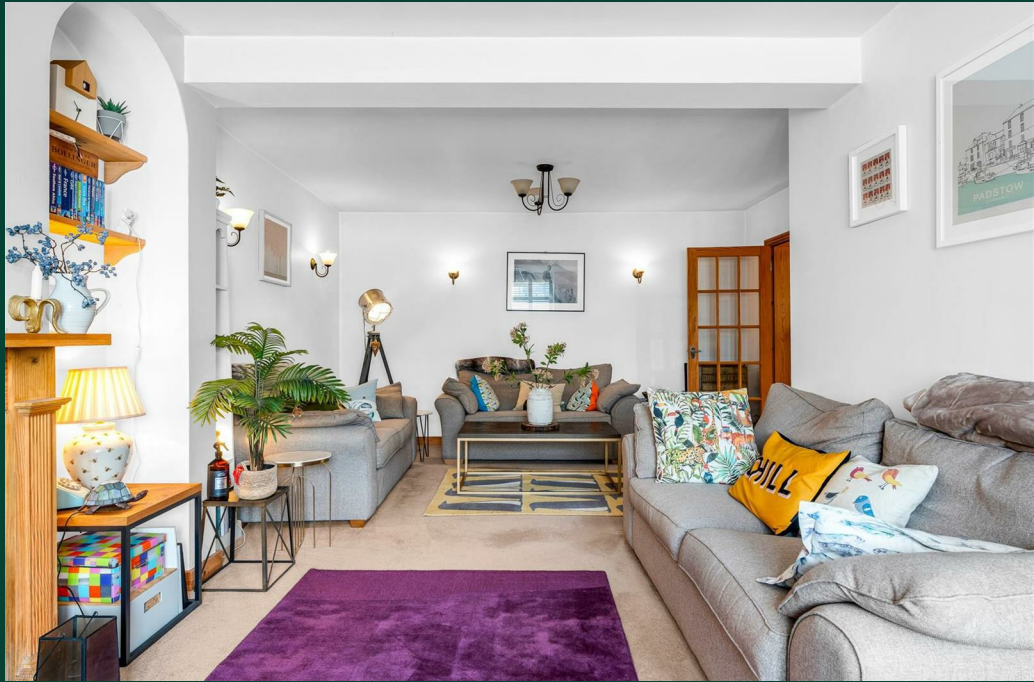
Accommodation:

The pretty front door, inset with stained glass leaded light panels in an attractive geometric design, welcomes you into a large entrance hall that runs back through the house, graced by a wonderful wooden parquet floor in a classic block pattern, and enjoying abundant natural daylight through the two windows set along its length. From the hallway a door opens into an inner lobby serving the stairs, then further doors access the living room, kitchen/dining room and the bathroom, complete with bath fitted with a shower attachment and screen, which is ideally situated to act as a family bathroom and a ground floor guest cloakroom.

The living room is a lovely space, with attractive glazed panel double doors opening in from the entrance hall. It is a large room by any standards at nearly twenty-three feet long but also with nicely balanced proportions. The room is bathed in natural daylight thanks to the large front facing windows set into a neat bay, whilst in the front corner of the room is a useful cupboard built in under the staircase, with a decorative surround housing a neat folding door. On the outside wall, offering an elegant visual focal point as well as cosy winter warmth, is a delightful cast iron fireplace inset with decorative patterned tiles, surrounded by a modern carved wooden mantelpiece. The great size and shape of the room makes it comfortably able to absorb multiple sofas and chairs, as well as other occasional furniture, so you are presented with a wide choice of layouts and furnishing possibilities to really suit your family's needs.

The rear of the house is taken up by the substantial kitchen/dining room, a large L shaped room with light cascading in through two windows to the rear, glazed double doors opening out into the rear garden, another window to the side aspect and a skylight set into the ceiling above the dining area. This is another generously sized room and the opportunity has certainly not been overlooked.







A large part of the perimeter is fitted with a comprehensive array of wall and floor mounted cupboards, offering simply huge amounts of storage space, along with attractive open fronted units and separate open shelving. Incorporated within the cupboards is the full range of integrated appliances any family might need, as well as designated spaces for free standing items such as a washing machine, whilst plentiful worktop area provides ample space for food preparation as well as a really useful corner breakfast bar. The remainder of the room is left open plan and is comfortably large enough to accept a free standing double width fridge freezer and other furniture besides while still leaving plenty of room for a generous dining table and a free flow of movement around the room and out into the garden.

Upstairs there is a light, bright hallway with a front facing window, three double bedrooms, one of which has fitted wardrobes, and an immaculate fully tiled shower room.

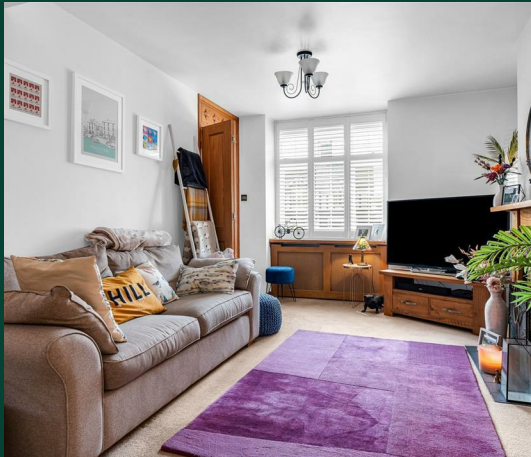
Exterior:

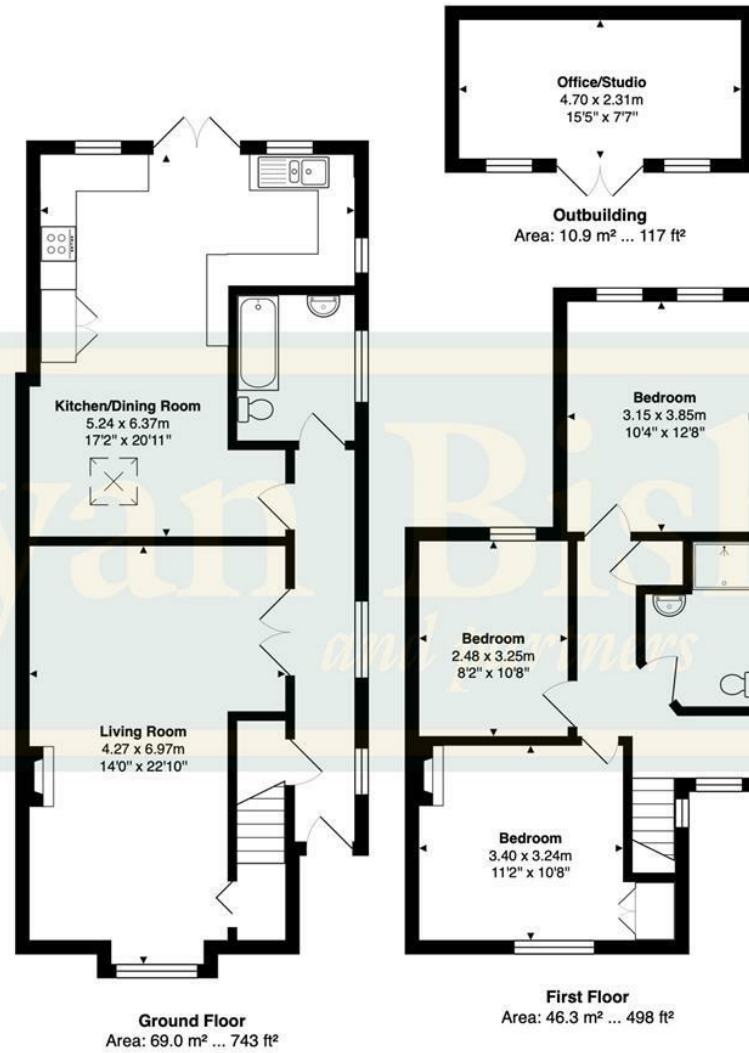
The frontage has been fully block paved, ensuring plenty of private off-street parking. There is a really useful gated side access leading past the house and into the rear garden, which is secure and enclosed so ideal for pets and children. The rear garden is a good size and enjoys a great layout, with a patio spanning the full width of the house, readily accessed through the French doors in the kitchen/dining room. Beyond the patio prettily planted raised beds surround the paved steps that lead onto a generous lawn which extends back to a raised deck area set behind further flower beds and low level decorative fence panels. To the rear of the decking is a timber summer house which would be ideal as a home office, arts and crafts studio, gym or teenage hangout space. Alongside sits a useful potting shed.

Location:

The historic location of Knebworth provides perfect semi-rural living. Very close to the stunning Knebworth Park with its stately home, gardens and deer park, this is an ideal location for those who appreciate living within glorious countryside, yet enjoy having the convenience of village amenities. Knebworth has been famously associated with numerous major open-air concerts, festivals and fairs, held in the grounds of Knebworth House. The village has a thriving high street with a chemist, post office, doctors' surgery, two dentists, Co-op general store, wine merchant, restaurants and cafés, as well as a highly-regarded junior/mixed infant school. The mainline railway station at Knebworth allows access to London Kings Cross in around 25-35 minutes, whilst Stevenage and Hertford are easily reachable by car, with the A1(m) just a few miles away. There is a Golf club & a great recreation ground with children's play area, zip wire, bowls club and tennis courts.



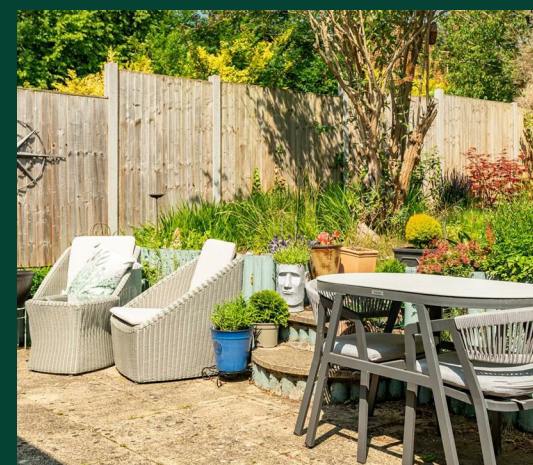
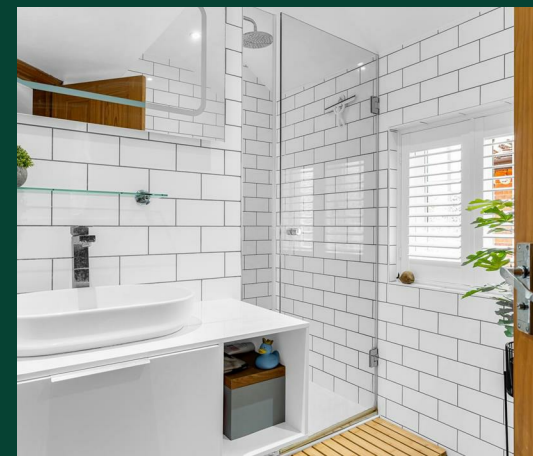




Total Area: 126.2 m² ... 1358 ft²

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		
	64	81
England & Wales		
EU Directive 2002/91/EC		









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