

Alexander Bond  
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& Company

Estate Agents | Property Management



146 Park Lane, Old Knebworth, SG3 6PP

£4,500 PCM



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# 146 Park Lane

Old Knebworth, SG3 6PP

- Magnificent Detached House
- Five Good Sized Bedrooms
- Three Large Reception Rooms
- Superb Countryside Views
- Close to Train Station
- Impressive Accommodation
- Three Ensuites
- Large Kitchen/ Family Room
- Sought After Location
- Parking & Garage

Rarely available this stunning five double bedroom double fronted family home situated in the sought after hamlet of Old Knebworth with views to the front of open countryside, The house offers impressive family accommodation with a large reception hall, magnificent kitchen/ family room, three further large reception rooms, a cloakroom, utility room, five good sized bedrooms, three ensuite and a large galleried landing. Outside to the front there is plenty of parking and to the rear a secluded garden with a patio area, established lawn and to the rear a summer house. \*Available Mid October - Minimum 12 Months\*



#### RECEPTION HALL

Access via hardwood front door with window shutters either side, stairs off from first floor, column radiator, part panelled walls, exposed and stained wooden floorboards, built in under stairs cupboard with light.

#### DOWNSTAIRS CLOAKROOM

Opaque double glazed window to side, low level WC, pedestal hand wash basin with mixer tap and tiled splash back, heated towel rail, grey laminate flooring, extractor fan,

#### LOUNGE

Double glazed window in hardwood surround to front with window shutters, fireplace with tiled hearth, mantle and log burning stove, built in cupboards, Georgian style coving, column style radiator.

16'4" x 11'10" (4.98 x 3.61)

#### DINING ROOM

Double glazed window in hardwood surround to front with window shutters, Georgian style coving, column style radiator, exposed and stained wooden floorboards, part panelled walls

20'0" x 10'5" (6.10 x 3.18)

#### TV LOUNGE

Double glazed bi folding doors opening onto garden, exposed and stained wooden floorboards, column style radiator, Georgian style coving.

20'10" x 14'1" (6.35 x 4.29)

#### KITCHEN/ DINING ROOM

Double glazed bi folding doors to garden, large island, granite work top surfaces with a routed drainer, twin 'Butler' sink with pull down spray mixer tap, fitted base units, ceiling panelling, inset ceiling spotlights, 'Rangemaster' cooker with gas hob, island bar, atrium/ roof lantern, exposed and stained wooden floorboards, three large fitted storage cupboards with pull out shelving units and further cupboards over.

31'5" x 20'10" (9.58 x 6.35)

#### UTILITY

Double glazed window to side, tumble dryer, washing machine, 'Wall mounted 'Potterton' boiler, ' Tempest' stainless steel mega flow style tank, door to garage.

10'6" x 5'8" (3.20 x 1.73)

#### STAIRS & LANDING

Large galleried landing area with wooden banister and wrought iron balustrade, part panelled walls, vaulted ceiling, views over entrance hall and reception area.

#### BEDROOM ONE

Double glazed window in hardwood surround, column style radiator, fitted double wardrobes with cupboards over. Georgian style coving.

14'11" x 12'4" (4.55 x 3.76)





#### **ENSUITE**

Double glazed window in hardwood surround, low level WC, fitted shower cubicle with overhead shower, shower attachment and mixer controls, fully tiled around the shower area, freestanding bath with external mixer tap, Georgian style coving, inset ceiling spot lights, ceramic tiled flooring, extractor fan, shaver point.

#### **BEDROOM TWO**

13'8" x 11'11" (4.17 x 3.63)

Double glazed window in hardwood surround, column style radiator, Georgian coved ceiling, fireplace with quarry tiled hearth and log burning stove.

#### **BEDROOM THREE**

14'1" x 11'11" (4.29 x 3.63)

Double glazed window in hardwood surround, column style radiator, Georgian style coved ceiling,

#### **ENSUITE SHOWER ROOM**

Double glazed window in hardwood surround, double shower enclosure with sliding door and overhead shower, wall mounted mixer controls and an attachment, low level WC, hand wash basin with mixer tap and unit under, ceramic tiled floor, part tiled walls and fully tiled around shower, inset ceiling spot lights,

#### **BEDROOM FOUR**

14'9" x 9'9" (4.50 x 2.97)

Double glazed window in hardwood surround, column style radiator, Georgian style coved ceiling,

#### **BEDROOM FIVE**

13'11" x 12'3" (4.24 x 3.73)

Double glazed window in hardwood surround, column style radiator, Georgian style coved ceiling,

#### **ENSUITE SHOWER ROOM.**

Double glazed window in hardwood surround, double shower enclosure with sliding door and overhead shower, wall mounted mixer controls and an attachment, low level WC, hand wash basin with mixer tap and unit under, ceramic tiled floor, part tiled walls and fully tiled around shower, inset ceiling spot lights,

#### **FAMILY BATHROOM**

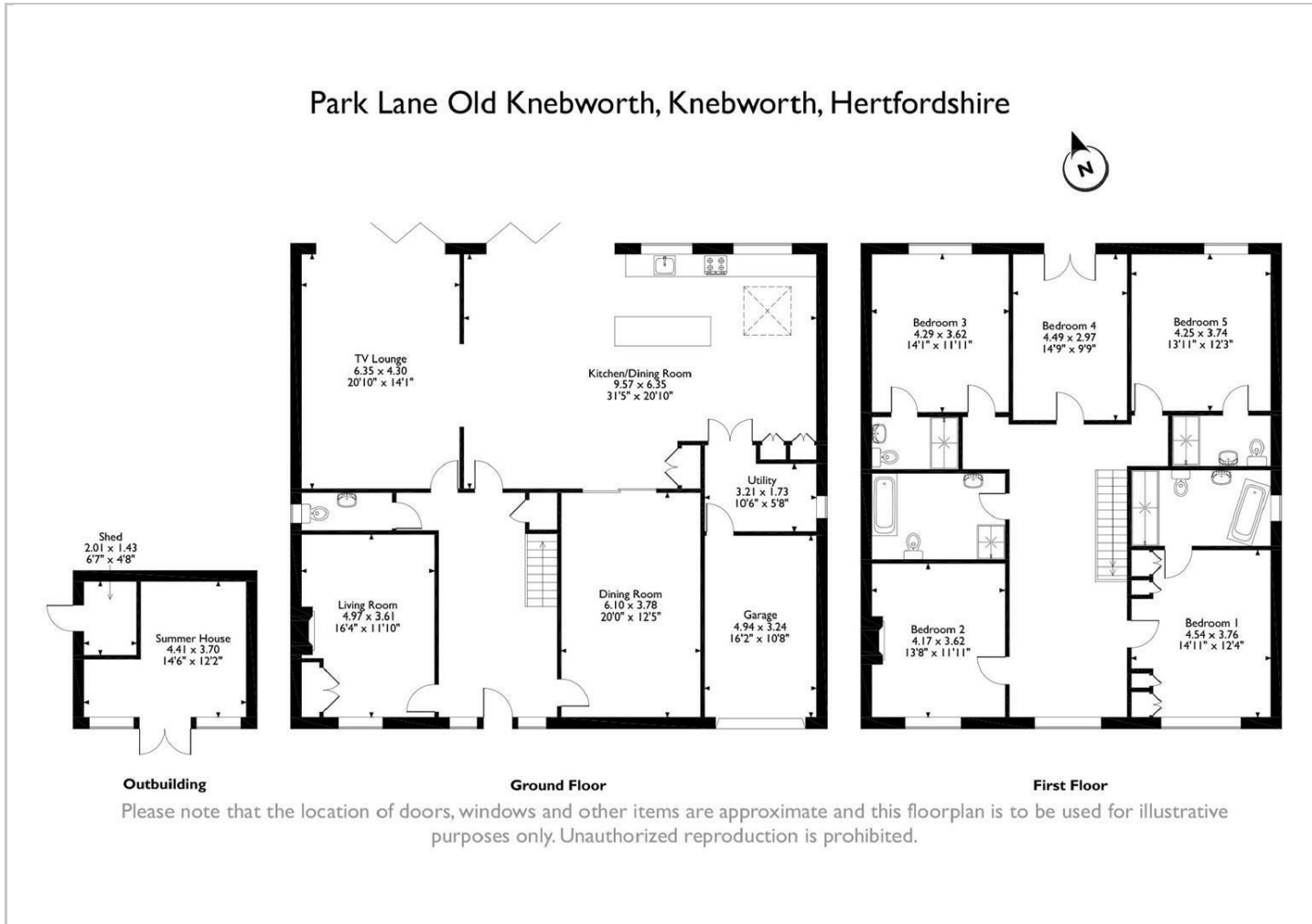
Fitted panelled bath with mixer tap and tiled surround, pedestal hand wash basin with mixer tap, low level WC, Heated towel rail, Georgian style coving, ceramic tiled floor,

## Directions





## Floor Plans



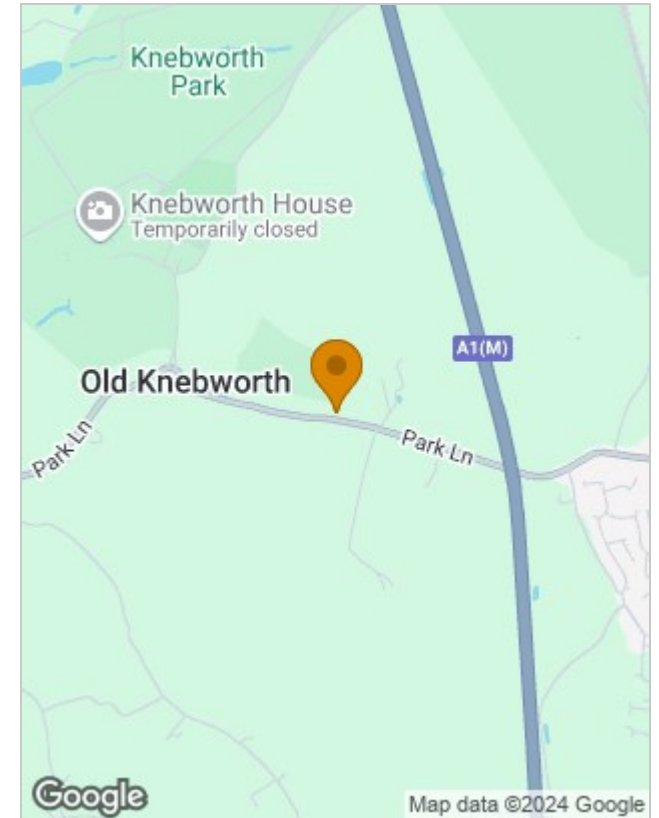
## Viewing

Please contact our Lettings Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

