

Alexander Bond & Company

Estate Agents | Property Management



Pondcroft Road, Knebworth, SG3 6DB

Price Guide £475,000





23 Pondcroft Road

Knebworth, SG3 6DB

- Semi Detached Character House
- Close to Village Amenities
- Extended Kitchen
- Lots of Potential
- Gas to Radiator Heating
- Two Good Size Double Bedrooms
- Separate Lounge & Dining Room
- Very Large Rear Garden
- Popular Location

Rarely available this charming character house that is located in the heart of the popular village of Knebworth. This light, airy and very spacious house retains much of its original charm and character and offers a lot of scope to extend or convert the loft space. The property comprises of on the ground floor : An entrance hall, lounge, separate dining, kitchen and a utility room. Upstairs there are two good sized bedrooms and a family bathroom. Outside to the rear there is a 100 ft plus rear garden. Contact us now to arrange your viewing.



ENTRANCE HALL

Access via white UPVC double glazed front door, stairs off to first floor, radiator, opaque double glazed window to side.

LOUNGE

12'10" x 12'3" (3.91m x 3.73m")

Double glazed box bay window to front, two radiators, picture rail.

DINING ROOM

12'6" x 12'3" (3.81m x 3.73m")

Double glazed window to rear, fitted wall cupboard, radiator, built in under stairs cupboard.

KITCHEN

8'11" x 8'5" (2.72m x 2.57m")

Inset sink unit with drainer and mixer tap, work top surfaces, wall and base units, double glazed window, vinyl flooring, gas cooker point, strip light, built in cupboard housing wall mounted 'Ideal logic' gas fired boiler.

UTILITY ROOM

8'5" x 6'1" (2.57m x 1.85m")

Double glazed window to rear, wall cupboards door to:

REAR LOBBY

Half glazed door to garden, window to rear.





STAIRS & LANDING

Double glazed window to side, small loft hatch, banister with spindles and hand rail.

BEDROOM ONE 15'11" x 12'10" (4.85m x 3.91m")

Double glazed box bay window to front, double glazed window to front, radiator.

BEDROOM TWO 12'6" x 10' (3.81m x 3.05m)

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, hand wash basin with cupboard under, low level WC, part tiled walls, part wood panelled wall, wall mounted 'Aqualisa' shower.

OUTSIDE

Front, Brick wall with a gate to front with path leading to outside porch.

Rear : Very large garden with a concrete area, two timber sheds with a further detached WORK SHOP measuring 17'9 " x 7'8" to the rear with power and light (potential for HOME OFFICE) lawn with a variety of plants , flowers and shrubs, outside tap.

Directions

The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: 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 while Knebworth mainline railway station enables access to London Kings Cross in around 25/35 minutes.





Floor Plans



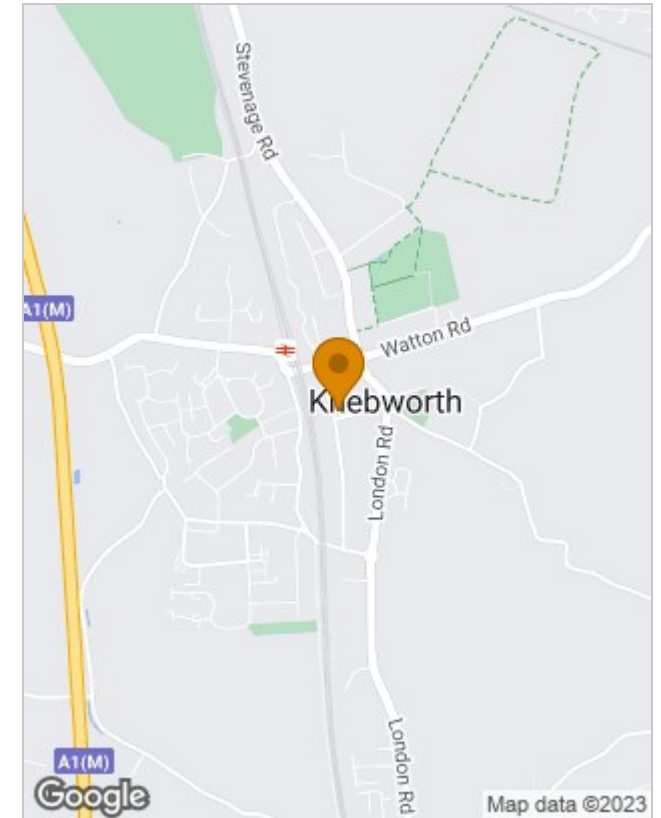
Viewing

Please contact our Alexander Bond & Co 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.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

