

Alexander Bond & Company

Estate Agents | Property Management



Park Lane, Knebworth, Hertfordshire, SG3 6PH

Price Guide £1,600,000



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Park Lane

Knebworth, SG3 6PH

- Desirable Residence Within a Short Walk of Train Station
- An Amazing Plot of 0.38 Acres With a Landscaped Garden and Plenty of Seclusion
- Family Room with Large Windows Overlooking Gardens
- Huge Master Bedroom with Balcony
- Gardens with South Facing Aspect
- Sitting on Large Plot With Further Development Opportunity
- Spacious Kitchen/Breakfast room
- Rarely Available on the Open Market
- Large Guest Bedroom With Roof Terrace
- No Upward Chain

Introducing an exceptional opportunity to own the freehold of this four bedroom detached property located in the heart of Knebworth, Hertfordshire. Situated on a substantial plot with significant development potential, this residence is a rare find in an ideal location.

Boasting over 2500 sq ft of living space, the spacious interior features four well appointed bedrooms, offering ample space for a growing family or those seeking room for a home office or guest accommodations.

The property stands out not only for its generous living spaces but also for its captivating garden, a beautiful outdoor oasis that adds charm and tranquillity to the residence. The expansive grounds provide an excellent backdrop for relaxation, entertaining guests, or enjoying quality family time.

The property is within walking distance to the train station, offering easy access to transportation links. This feature is especially appealing for those who value connectivity and the ease of commuting.

It is the first time the property has come to market in well over half a century, and viewing is strongly advised. Council Tax: G



ENTRANCE LOBBY

Access via double glazed front door, double glazed bow window to front, ceramic tiled floor, inset ceiling spot lights, opaque glazed window.

RECEPTION HALL

Access via hardwood front door, Parquet flooring, skirting radiator, two wall light points, stairs to first floor.

CLOAKROOM

Low level WC, pedestal hand wash basin, fully tiled walls, wood panelled ceiling, wall light, parquet flooring.

KITCHEN / BREAKFAST ROOM

Double glazed window to rear, 'Amtico' flooring, marble effect work tops, stainless steel one and half bowl sink unit with mixer tap and drainer, medium oak effect cathedral style kitchen units with range of cupboards and drawers, integrated freezer, integrated 'Neff' dish washer, built in 'Neff' oven, fitted ceramic hob with cooker hood over, part tiled walls, water softener, suspended ceiling, radiator.

18'4" x 11'8" (5.59m" x 3.56m")

LIVING ROOM

Large dual aspect double glazed windows looking onto garden, skirting, radiators, fireplace, Parquet flooring with inset carpet, glazed double doors opening to:

19'11" x 12'4" (6.07m" x 3.76m")

DINING ROOM

Large double glazed window overlooking garden, parquet flooring with inset carpet, two wall light points, hardwood door to garden.

14'9" x 13'8" (4.50m" x 4.17m")

CONSERVATORY

Double glazed windows and doors to rear, glazed roof, double radiator, ceramic tiled floor, double glazed sliding door to sitting room, built in unit with plumbing for washing machine, wall light points.

21'3" x 18'4" (6.48m" x 5.59m")

SITTING ROOM

Double glazed sliding door to conservatory, double radiator, arch to:

14'7" x 11'11" (4.45m" x 3.63m")

FAMILY ROOM

Two double glazed bay windows, four alcoves/niches.

15'5" x 14'7" (4.70m" x 4.45m")

INNER LOBBY

Double glazed door, built in cupboard housing gas boiler, opaque glazed door to hallway.





LANDING

Two loft hatches, skirting radiator.

MASTER BEDROOM

23'6" x 13'8" (7.16m" x 4.17m")

Two double glazed windows overlooking garden, door to balcony, fitted wardrobes, cupboards and bedside cabinets, skirting radiator.

BEDROOM TWO

18'10" x 11'1" (5.74m" x 3.38m")

Double glazed windows overlooking gardens, door to large roof terrace. double radiator.

BEDROOM THREE

13'9" x 9'10" (4.19m" x 3.00m")

Double glazed window overlooking garden, built in cupboard, vanity unit, radiator.

BEDROOM FOUR

13'5" x 11'6" (4.09m" x 3.51m")

Double glazed window overlooking garden, radiator with cover.

BATHROOM

Two double glazed windows, fitted panelled bath with mixer tap, low level WC, pedestal hand wash basin with mixer tap, laminate wood strip flooring, fully tiled walls, skirting radiator, large built in cupboard housing hot water tank and shelves.

OUTSIDE

An amazing garden with lots of privacy and seclusion. There are three ponds, a large grassed area with an abundance of established, plants, shrubs and flowers, mature trees, rockeries and garden features, block paved patio areas, pergola, a large well established Wisteria, summer house, two large greenhouses, gravelled areas, raised beds,

There is block paved driveway providing off street parking with steps down to the garden area and a crazy paved path leading to the rear of the garden and ponds.

General Note

The seller's preference is for an overage provision to be contained within the sale contract in the event that planning permission is granted for additional dwellings on the plot. The details of the overage provision are subject to further discussion.

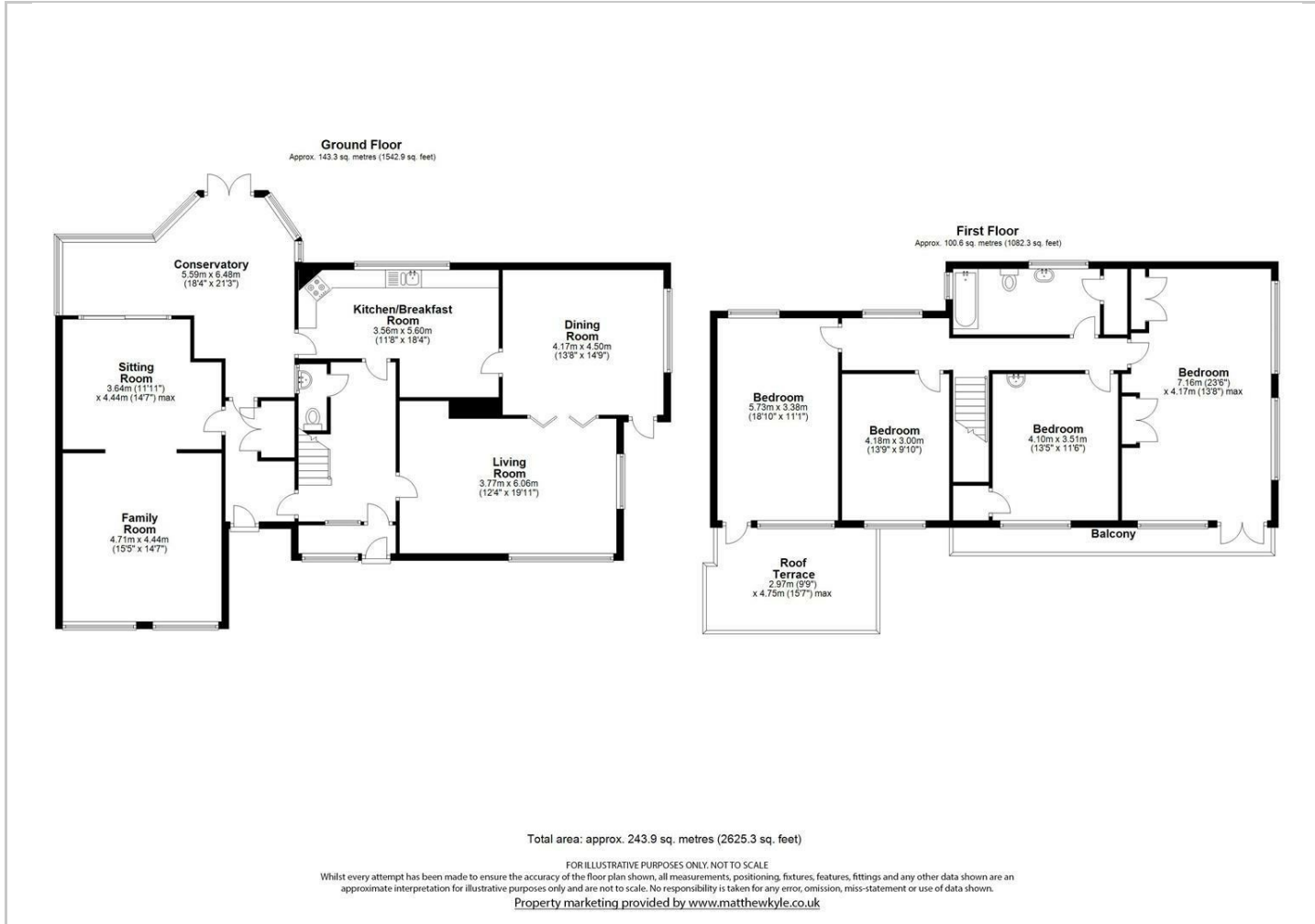
Directions

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



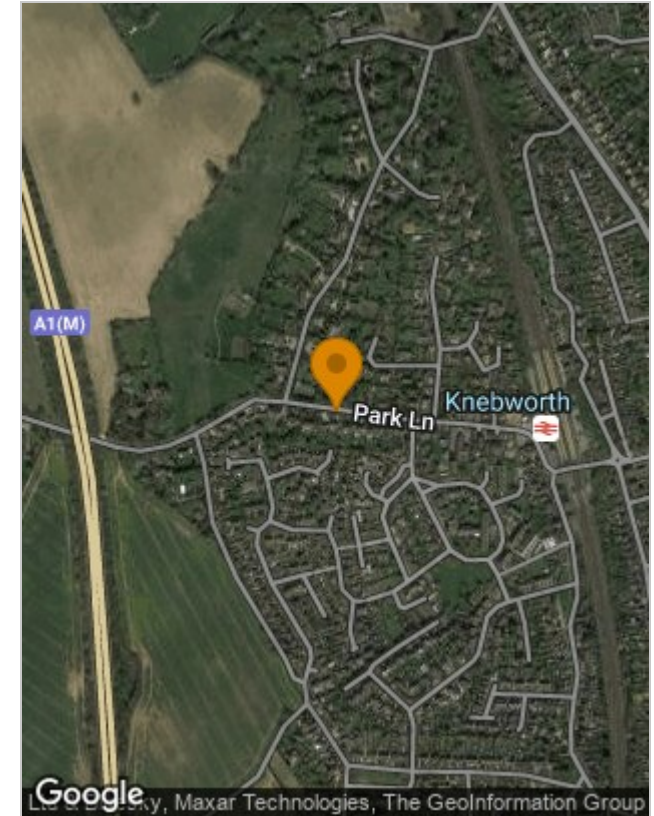
Viewing

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

