

# Alexander Bond & Company

Estate Agents | Property Management



Park Lane, Knebworth, SG3 6PH

Guide Price £950,000



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# Park Lane

Knebworth, SG3 6PH

- Chain Free
- Four Bedrooms
- Large Extension to Rear
- Plenty Of Parking
- Study/Family Room
- Character Detached House
- Kitchen/Breakfast Room
- Large South Facing Garden
- Ensuite to Master Bedroom
- Walking Distance to Train Station

A charming character four bedroom detached house with a contemporary designed interior located in this sought after location. Situated on the edge of Knebworth village and only a few minutes walk from the railway station and local shops, schools and recreational facilities. The property comprises of a large reception hall, spacious lounge, separate dining room, well equipped kitchen/breakfast room, family/garden room utility room and a downstairs shower room/ cloakroom. Upstairs there is a bathroom four bedrooms with the master having ensuite facilities. Outside to the front there is plenty of private parking on a gravelled driveway and to the rear a large garden. **INTERNAL VIEWING HIGHLY RECOMMENDED**



## RECEPTION HALL

14'3" x 10'3" (4.34 x 3.12)

Double glazed window to front, hardwood front door, built in under stairs cupboard, wood flooring, feature red brick fireplace, stairs to first floor, wall light point, fitted book shelves.

## SHOWER/ CLOAK ROOM

7'3" x 6'0" x 4'10" (2.21 x 1.83 x 1.47)

Fitted shower cubicle with tray, door, mixer control and attachment, hand wash basin with mixer tap, low level WC, inset ceiling spotlights, ceramic tiled floor.

## LOUNGE

17'4" x 11'9" (5.28 x 3.58)

Double glazed window to rear, double glazed French door to rear, feature open fireplace with a copper mantle and slate hearth, double radiator.

## DINING ROOM

15'6" x 10'4" (4.72 x 3.15)

Double glazed window to rear, wooden floor, radiator.

## KITCHEN / BREAKFAST ROOM

19'0" x 11.8" (5.79 x 3.60)

Double glazed window and double glazed door to rear, granite effect work top surfaces, splash backs, wall and base cupboards, pull out storage drawers/ shelves, fitted cupboard housing 'Vaillant' gas fired boiler serving central heating and hot water, inset sink unit with mixer tap, breakfast bar, built in fridge/ freezer, microwave, built in ' Bosch' ceramic hob, 'Belling' double oven, extractor hood, ceramic tiled floor., integrated ' Zanussi' dishwasher, ceramic tiled underfloor heating.

## FAMILY/ GARDEN ROOM

25'4" x 14'1" x 10'4" (7.72 x 4.29 x 3.15)

Double glazed floor to ceiling picture window looking onto garden, ceramic tiled underfloor heating, inset ceiling spotlights, two double glazed bi folding doors to rear garden, high double glazed casement window to side.





#### **UTILITY ROOM/ STUDY**

12'6" x 10'6" (3.81 x 3.20)

Ceramic tiled under floor heating, double glazed window to side, inset ceiling spot lights.

#### **STAIRS AND LANDING**

Double glazed window to front, loft access, inset ceiling spot lights.

#### **BATHROOM**

Opaque double glazed window to front, radiator, panelled bath with antique style mixer tap, low level WC, pedestal hand wash basin with mixer tap, ceramic tiled floor.

#### **BEDROOM ONE**

18'4" x 11'7" (5.59 x 3.53)

Double glazed dual aspect windows, part laminate and part carpeted flooring, radiator, built in double wardrobes with fitted shelves, vanity unit with wall mounted mixer tap, and oval wash basin, low level WC, Large built in shower cubicle with overhead rainfall style shower, wall mounted mixer tap and shower attachment.

#### **BEDROOM TWO**

15'3" x 10'6" (4.65 x 3.20)

Double glazed window to side, range of fitted wardrobes along one wall, radiator.

#### **BEDROOM THREE**

12'0" x 10'6" (3.66 x 3.20)

Double glazed dormer window to rear garden, radiator.

#### **BEDROOM FOUR**

12'0" x 6'8" (3.66 x 2.03)

Double glazed window to rear, radiator, built in cupboard.

#### **OUTSIDE**

**FRONT:** Gravelled driveway providing off street parking, hedged borders, outside lighting.

**REAR:** large south facing garden with patio area, outside lighting, established trees, timber shed, hedged borders, raised beds.

## **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.





## Floor Plans



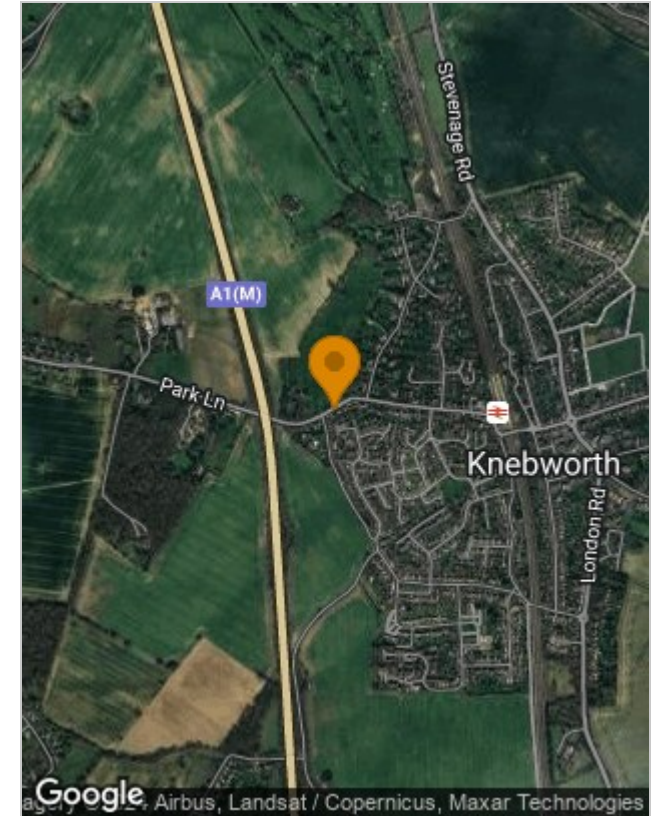
## Viewing

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.

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## Location Map



## Energy Performance Graph

