

Alexander Bond & Company

Estate Agents | Property Management



Deanscroft, Knebworth, Hertfordshire, SG3 6BD

£750,000



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£750,000

Deanscroft

Knebworth, SG3 6BD

- Beautifully Presented Throughout
- Contemporary Style Kitchen/ Dining Room
- Off Street Parking for Three Cars
- Re-Fitted Family Bathroom
- Good Sized South-Westerly Facing Garden
- Five Double Bedrooms
- Family / Music Room
- Master Bedroom with Ensuite Shower
- Two Loft Bedrooms with Ensuite Facility
- Internal Viewing Highly Recommended

Alexander Bond & Co are delighted to offer the freehold of this stunning five bedroom detached house located in this convenient area of Knebworth, just a few minutes' walk from the local shops, train station and amenities. This impressive property offers over 2200 sq. ft. / 207 sq. mtrs of family living accommodation and presents a truly desirable opportunity for prospective homeowners. The house offers a perfect blend of modern elegance and functionality, ensuring a comfortable lifestyle for its occupants. This superb home has been tastefully extended and improved by the current owners and is being offered for sale for the first time in 23 years. The accommodation is spread across multiple levels, providing ample room for everyone in the family. The property comprising on the ground floor an entrance lobby, downstairs cloakroom, inner hall, living room, family/ music room, kitchen/ dining room and a utility room. On the first floor there are three double bedrooms with the master bedroom having an ensuite shower, there is also an office/ study and a modern re-fitted family bathroom. On the second floor there are two further double bedrooms and an ensuite shower room. Outside to the rear is a well-tended and attractive good sized west-facing garden that provides an idyllic setting for entertaining guests and to the front there is a block paved driveway providing private parking for three cars. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



ENTRANCE LOBBY

Access via front door with leaded light double glazed panels and leaded light double glazed windows either side of door, keyless entry door system, 'Amtico' flooring, wood panelled ceiling with light, half glazed door to inner hall.

CLOAKROOM

Opaque double glazed window to front, hand wash basin, low level WC with concealed cistern, part tiled walls, radiator, vinyl flooring, extractor fan, wood panelled ceiling with light.

INNER HALL

Stairs off to first floor, radiator, 'Amtico' flooring, wall mounted 'Nest' controls for heating, dimmer switch.

FAMILY ROOM

Georgian style double glazed bow window to front, Georgian style double glazed window to side, fitted cupboards and drawers, two radiators. 20'5" x 8'4" (6.22m x 2.54m)

LIVING ROOM

Georgian style double glazed bow window to front, Georgian double glazed window to side, double radiator, wall-mounted bio-ethanol fire. 13'11" x 13'9" (4.24m x 4.19m)

KITCHEN

Contemporary style fitted kitchen with white high gloss finish units, a large breakfast bar with a quartz work top having a range of cupboards and drawers under, fitted units with pull out drawers, inset stainless steel one and quarter bowl sink unit with mixer tap and a routed drainer, matching quartz splash backs, fitted stainless steel cooker hood, glass splash back, space for a range style cooker, space for an American style fridge / freezer, integrated dishwasher, under stairs cupboard, 'Amtico' flooring. 21'9" x 15'5" (6.63m x 4.70m)

DINING ROOM

Georgian style double glazed window to rear, Georgian style double glazed doors opening onto garden with windows either side, vaulted ceiling with double glazed roof windows, double radiator. 14'1" x 10'4" (4.29m x 3.15m)

UTILITY ROOM

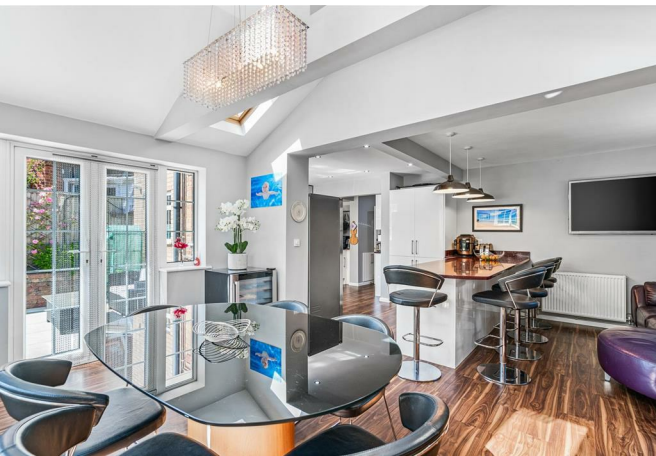
Georgian style double glazed window to rear, one and a quarter stainless steel sink unit with mixer tap, granite effect work top surface, part tiled walls, fitted wall cupboards, plumbing for a washing machine, space for a tumble dryer and chest freezer, extractor fan, fitted tall cupboard, wall mounted 'Vaillant' combination boiler serving central heating and hot water, double glazed door to rear garden. 7'9" x 6'7" (2.36m x 1.83m; 2.13m)

SPLIT LEVEL LANDING

Stairs off to second floor, Georgian style double glazed window to rear, built in cupboard, radiator.

BEDROOM ONE

Georgian style double glazed window to front, double radiator, range of fitted wardrobes. 14'7" x 13'9" (4.45m x 4.19m)





ENSUITE SHOWER

Fitted shower cubicle with overhead shower and wall mounted mixer controls, hand wash basin with cupboard under, low level WC with a concealed cistern, tiled walls with the shower area having marble effect wall panels, inset ceiling spot lights, extractor fan.

BEDROOM TWO

Georgian style double glazed window to front, double radiator, grey wood laminate flooring. 15'2" x 8'4" (4.62m" x 2.54m")

BEDROOM THREE

Georgian style double window to rear, double radiator, fitted wardrobes. 10'11" x 9'2" (3.33m" x 2.79m")

OFFICE

Georgian style double glazed window to rear, radiator. 7'9" x 6'7" (2.36m" x 2.01m")

FAMILY BATHROOM

Opaque Georgian double glazed window to front, fitted whirlpool spa bath with a free flow bath filler, fitted overhead shower with wall mounted mixer controls, fitted folding shower screen, designer style towel rail, wall mounted pre set water temperature controls, wall hung close coupled WC with concealed cistern, large hand wash basin with mixer tap and drawers under, LED motion sensor mirror with Bluetooth speaker and shaving point, fully tiled walls with contrasting dark and mid grey tiling, inset ceiling spot lights, large high gloss floor tiling, slimline wall cabinet.

SECOND FLOOR LANDING

Inset ceiling spot lights.

BEDROOM FOUR

Georgian style double glazed window to rear, double glazed roof window, sloping eaves with built in eaves cupboards, radiator, inset ceiling spot lights, built in double wardrobe. 16'10" x 15'11" (5.13m" x 4.85m)

BEDROOM FIVE

Georgian style double glazed window to front, two double glazed roof windows, radiator, inset ceiling spot lights, sloping eaves, built in double wardrobe. 16'10" x 12'4" (5.13m" x 3.76m")

SHOWER ROOM

Opaque double glazed window to rear, fitted shower cubicle with a fitted rainfall style shower, wall mounted mixer controls, hand wash basin with mixer tap and cupboard under, low level WC with a concealed cistern, heated towel rail, tiled effect flooring, extractor fan.

OUTSIDE

Front: Block paved driveway providing off street parking for 3 cars, gated access to either side leading to the rear garden, electric charging point for car, lawn with established tree, outside lighting.

Side Areas : paths leading rear garden, lighting, one side has a covered area with a small timber shed and shelving, the other side has sheds for bikes and tool storage.

Rear Garden: South-Westerly facing, patio area, feature wall with flower and shrub beds, established lawn with log roll edging, lighting, outside tap and power points, variety of established plants, shrubs and trees, exotic palm tree, artificial lawn to rear and play area, large timber shed and gazebo. The Canadian 'Coast Spa' hot tub is available to purchase by separate negotiation.

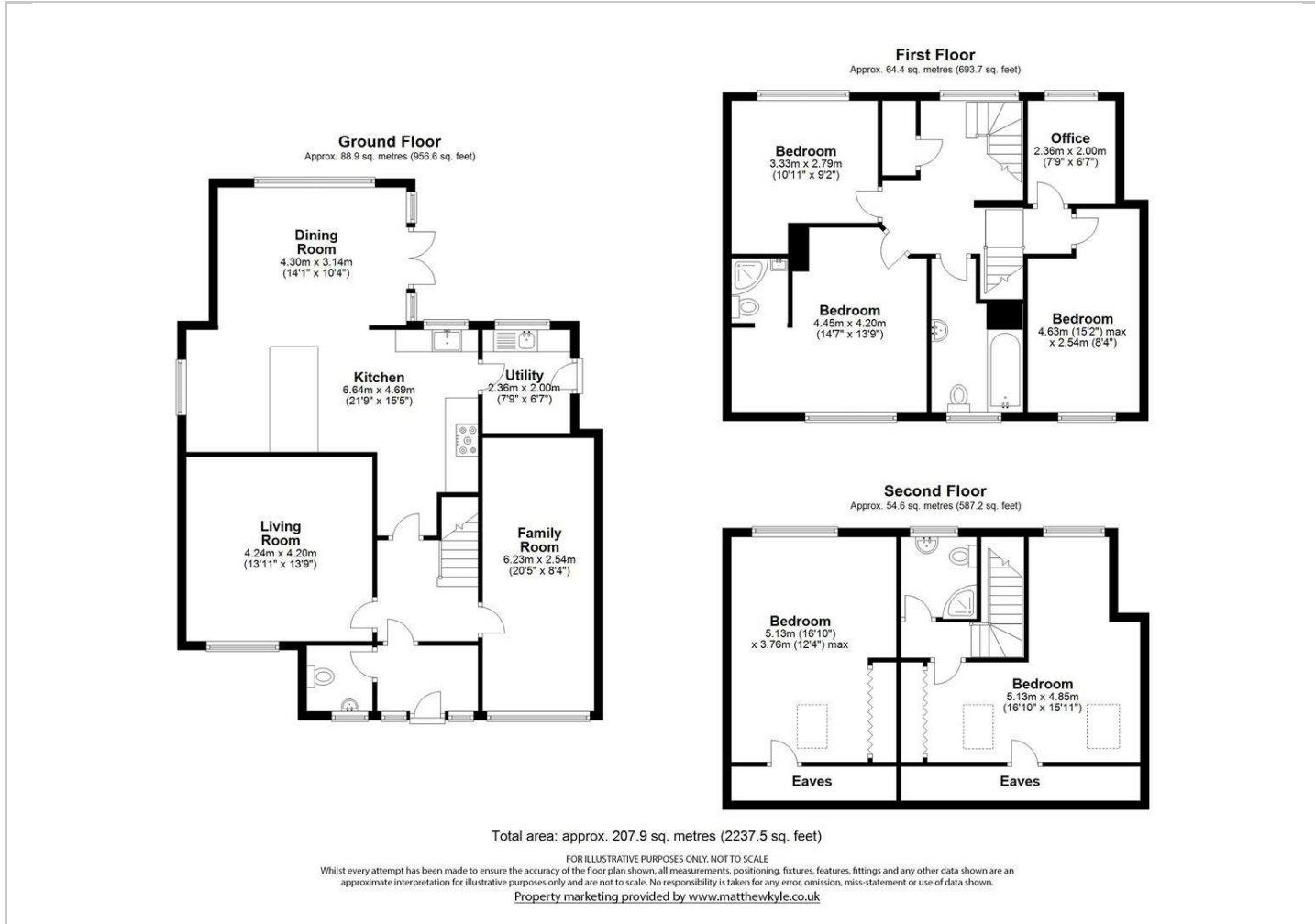
Directions

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



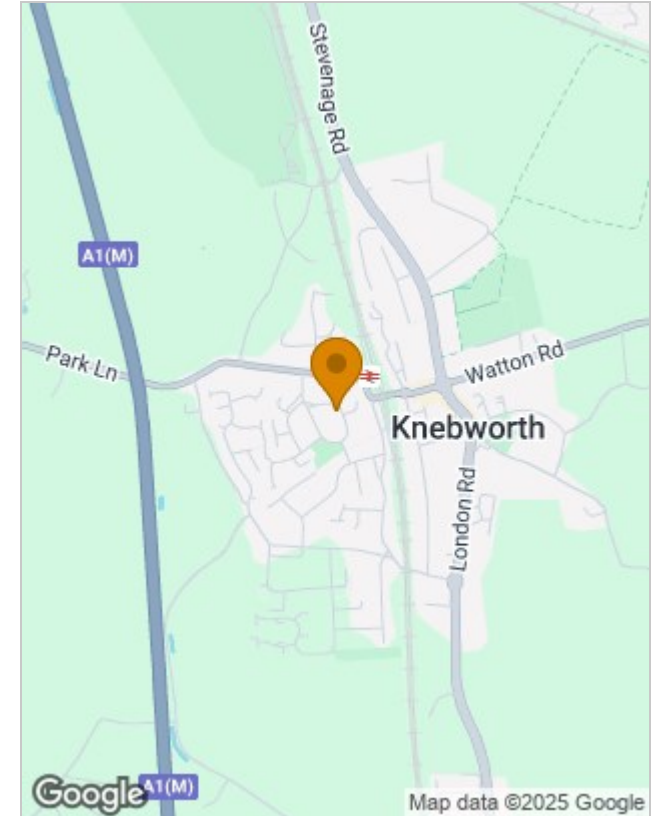
Viewing

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			
(81-91) B		75	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

