



Strictly Private and Confidential

29 | Pondcroft Road | Knebworth | SG3 6DE

Full description

Bryan Bishop and Partners are delighted to bring to the market this exceptional detached four double-bedroom property in the desirable village of Knebworth. Carefully extended, the property combines a charming period exterior with a stunning modern interior. A large open-plan kitchen, dining and living room forms the heart of the home, complemented downstairs by a separate study and sitting room. The generously sized garden extending to 90ft offers plenty of scope for outdoor living. Upstairs, there are four well-proportioned double bedrooms, including a principal bedroom with an en-suite, and a separate family bathroom. The house is perfectly located on a quiet residential road, less than five minutes' walk from the bustling village high street and mainline train station, with London reachable in under 20 minutes by train.

Accommodation:

The attractive traditional front door is inset with a decorative stained-glass panel and protected by a cantilevered tiled porch roof. Inside is a spacious entrance hall with a stylish staircase and a wonderful extended view through the kitchen, dining and living room and out through the bi-fold doors into the garden beyond. From the entrance hall there are doors into the sitting room, study and guest cloakroom.

The modern and tranquil sitting room is a good size, with built-in bookcases and cabinets. The room is beautifully lit by a fabulous bay window fitted with bespoke shutters.

Across the hallway is a versatile room, currently used as a study, which is blessed with high levels of natural light thanks to the large front-facing window. This is a great room, with plenty of space for multiple workstations and ancillary storage. The room also benefits from underfloor heating.

Next to the study is a modern guest cloakroom with underfloor heating. Under the stairs is a large cupboard for coats and shoes, along with a separate freestanding storage area.

The remainder of the ground floor comprises the very substantial L-shaped modern kitchen, dining and living room, which benefits from underfloor heating. This room stretches to almost thirty-three feet by over twenty-five feet, providing open-plan living while allowing for natural zoning of different areas. The room is flooded with natural light from the bi-fold doors, fitted with bespoke perfect fit blinds, and an overhead skylight.

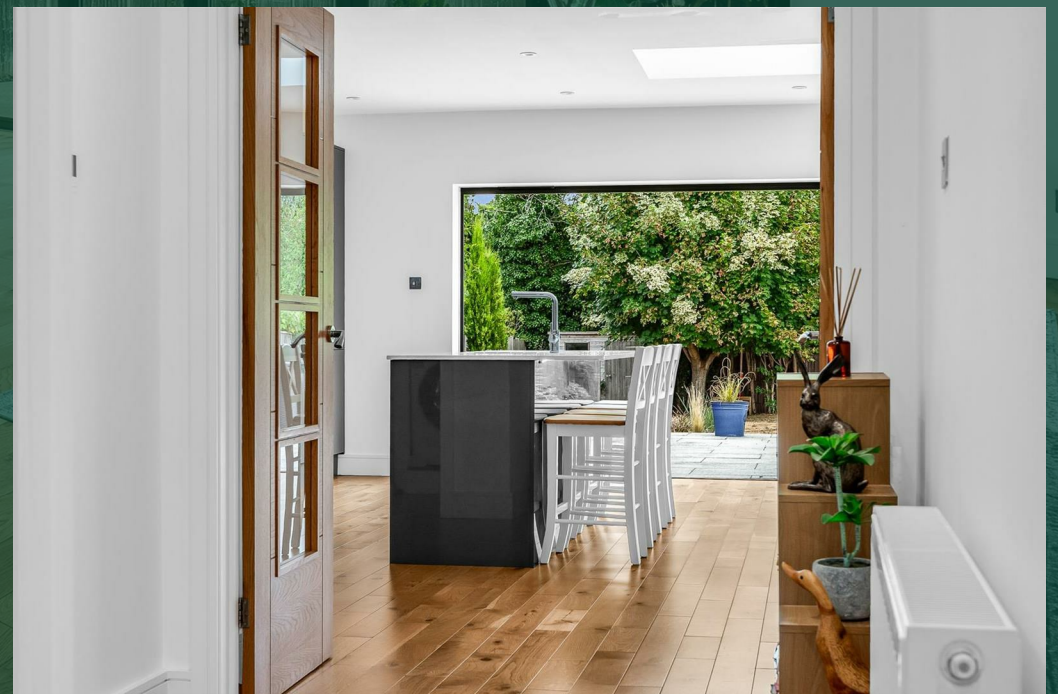
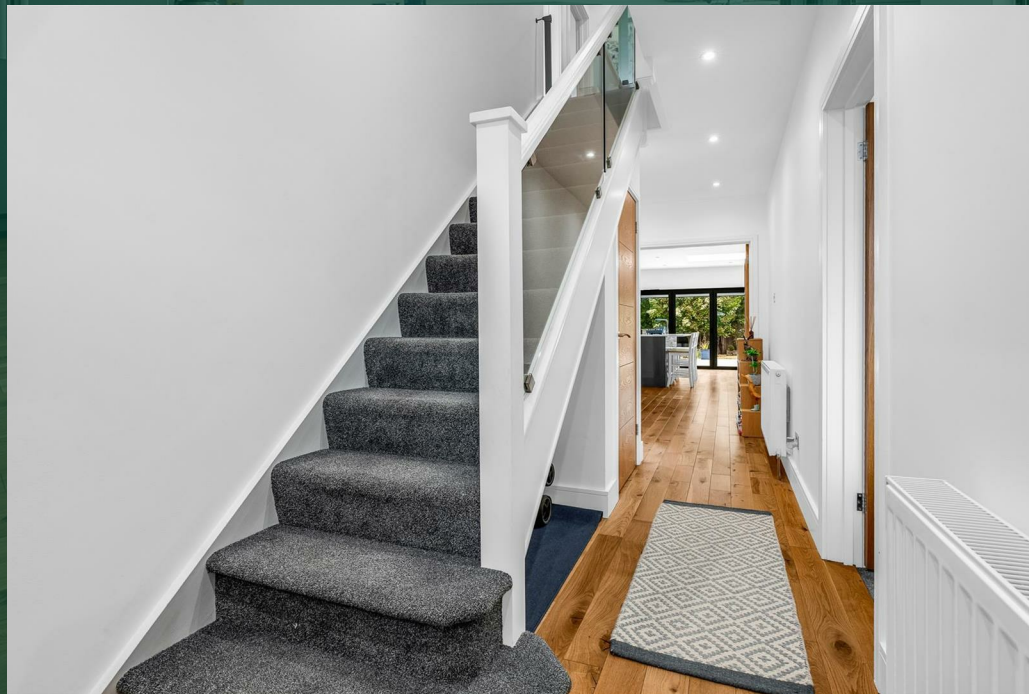
The kitchen area contains an array of wall and floor-mounted soft-close units, along with a range of modern integrated appliances, including twin ovens, a boiling-water tap with water softener, and a wine fridge. There is also an open floor area for a large plumbed-in American fridge-freezer. The extensive storage and worktop space is further boosted by a fabulous granite topped island with a four-seater breakfast bar.

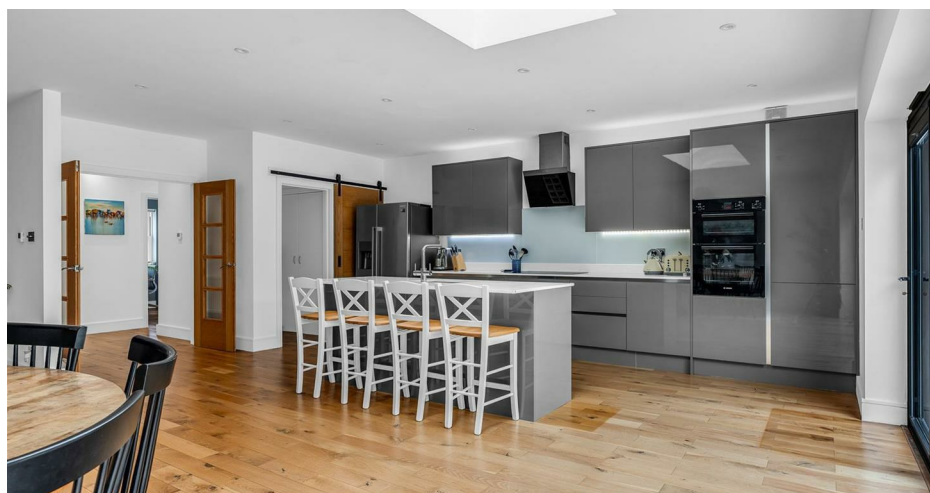
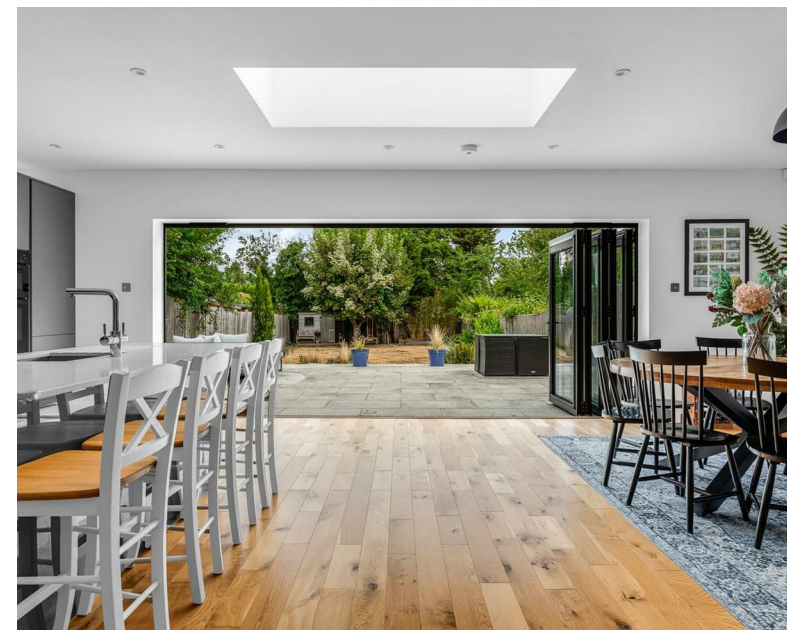
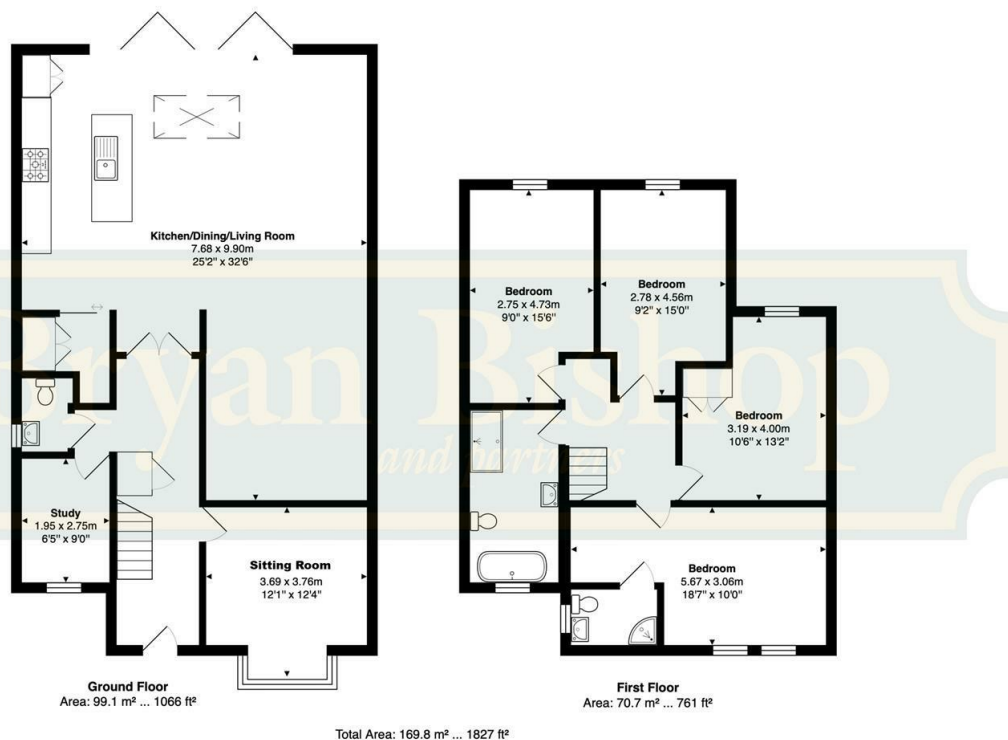
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and partners

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	





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