



Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB

Guide Price £495,000





Pondcroft Road

Knebworth, SG3 6DB

- Beautifully Presented Semi-Detached Cottage
- Re-Fitted Bathroom
- Lots of Charm & Character
- Walking Distance To Train Station and Village Shops
- Re-Fitted Kitchen with integrated appliances
- Three Bedrooms
- Good Sized Westerly Facing Garden
- Chain Free

We are delighted to bring to the market, this beautifully presented three bedroom semidetached Victorian house and is conveniently situated in the heart of the village, close to Knebworth's mainline railway station, which offers frequent service to London Kings Cross. The tastefully presented interior benefits from gas heating throughout and boasts numerous character features, including cast iron fireplaces, redbrick brickwork and sash windows. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, two first-floor bedrooms, a family bathroom, and a master bedroom on the second floor. Outside, there is a westerly-facing rear garden and a low maintenance front garden. Viewing is highly recommended.



Entrance Lobby

Oak flooring, radiator, door leading to:

Sitting Room

Bay window to the front, cast iron fireplace, original picture rails, oak flooring, radiator, tv point.

Dining Room

Timber sash window to the rear, cast iron fireplace, storage cupboards with shelves, vertical radiator, oak flooring, suspended light fitting with glass shades, understairs, storage cupboard housing meters and gas combi boiler.

Kitchen

Beautifully equipped with a range of hand-painted Shaker-style wall and base units, including pan drawers, and a larder cupboard. It features a granite work surfaces, a ceramic sink with a chrome swan neck mixer tap. The appliances include a Neff stainless steel split-level double oven, microwave, warming drawer, 5-ring gas hob, and a concealed extractor fan. There is also an integrated dishwasher, fridge/freezer, and washing machine. The kitchen boasts oak flooring, inset ceiling spotlights, sash windows to the side and rear, and a half-glazed door to the rear garden.

Landing

Bedroom Two

Timber sash window to rear, cast iron fireplace, fitted shaker style wardrobe.

Bedroom Three

Timber sash window to front, cast iron fireplace, feature panelling to one wall, radiator.



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.

Bathroom

Sash window to rear, porcelain enamelled bath with chrome 'Hans Grohe' mounted tap with hand held shower, hand wash basin with mixer tap, porcelain floor tiles with under floor heating, low level WC with push flush, Half tiled walls with mosaic border, heated towel rail, separate shower cubicle with 'Matki' glass sliding doors and 'Hans grohe' wall mounted power shower., heated towel rail, extractor fan.

Master Bedroom

Double glazed Velux window to the rear and window to the side, eaves storage cupboards and inset ceiling spotlights.

Outside

Front: Gated access with a brick wall, paved area, two outside lights, canopy porch, path to side gate leading to rear garden.

Rear: Paved patio area, outside lighting, close board fencing, path leading to rear of garden, outside tap, lawn with borders.

Parking

There is an on-street residents parking permit system in place on Pondcroft Road. If required you can get a permit for approx. £84.00 per year which is payable to North Herts District Council.

Disclaimer

Please note: Japanese knotweed was previously identified at the front of the property, and has been professionally removed and treated by a PCA-accredited specialist. A ten-year insurance-backed guarantee is in place, and the most recent inspection confirmed no evidence of regrowth, and it was found the roots were not located within the boundary of the property. A certificate has been issued.





Floor Plans

Location Map



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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Energy Performance Graph

