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The Croft, 79 Pondcroft Road, Knebworth,  
**Price £699,950**

## Characterful 3 bedroom detached Edwardian double fronted house.

This characterful Edwardian house is situated in a popular turning within easy reach of the village high street and mainline rail link to London Kings Cross. The property boasts a wealth of period features including stripped pine doors, picture rails and fireplaces throughout together with double glazing and gas heating to radiators. Approached via a covered canopy style porch, the accommodation comprises entrance hall, sitting room, playroom, kitchen/dining room, utility room and cloakroom. There are 3 double bedrooms to the first floor with a dressing room and en-suite shower room to the master bedroom and an additional family bathroom. There is the option to create a 4th bedroom if required by converting the dressing room. Outside there is a lovely secluded rear garden with recently laid sandstone patio, front garden and a right of access driveway leading to a detached single garage.

### Proximity

All times & distances are approximate as a guide only: Stansted airport 24 miles - 45 mins - Heathrow Airport 40 miles - 55 mins  
- Luton Airport 13 miles - 25/30 mins - Welwyn Garden City 6 miles - Hertford 7.5 miles - St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3 miles - Kings Cross 30/35 minutes by rail

### The accommodation is arranged as follows:

Original porch with built in seating, quarry floor tiles and ornamental lighting together with glazed oak front door to:

#### Entrance hall

A welcoming approach to the accommodation with beech effect flooring, radiator, understairs storage cupboard, dado rail and stripped pine doors to:

#### Sitting room 15' x 12'4 (4.57m x 3.76m)

Decorated in soft green tones with a bay window to the front fitted with bespoke plantation shutters, fireplace with polished cast iron arched insert, granite hearth and fitted cupboards and display shelves to both sides, radiator, picture rail, deep skirting boards and TV aerial socket.

#### Playroom 13' x 12'4 (3.96m x 3.76m)

Currently used as a playroom with original cast iron fireplace with tiled slips and hearth, picture rail, deep skirting boards, radiator, 2 windows to the front with bespoke plantation shutters and TV aerial socket.

#### Kitchen/dining room 25' max x 11'8 max (7.62m max x 3.56m max)

This sizeable room has been fitted with a range of almond coloured high gloss wall and base units with quartz working surfaces and upstand above, inset ceramic 1 bowl sink with chrome retractable mixer tap and metro style

tiling to splashbacks. There is space for a range style cooker with quartz splashback and stainless steel chimney style extractor fan above, integrated Neff dishwasher and space for an american style fridge freezer. A window overlooks the rear garden and there are ceramic floor tiles, brushed chrome inset ceiling spotlights, radiator, french doors to the garden and stripped pine door to:

#### Utility room 6'7 x 5'9 (2.01m x 1.75m)

Fitted with white gloss wall and base units with complementary working surfaces above, inset single ceramic sink with chrome mixer tap and metro style tiling to splashbacks. There is space and plumbing below for a washing machine and tumble dryer, wall mounted Ideal gas boiler providing for heating and domestic hot water, ceramic floor tiles, brushed chrome inset ceiling spotlights and stripped pine door to:



### **Cloakroom 5'8 x 2'10 (1.73m x 0.86m)**

Fitted with a white suite comprising close coupled dual flush WC and wall mounted wash handbasin with chrome lever style mixer tap. There are fully tiled walls with attractive mosaic tiled insert, ceramic floor tiles, radiator, inset ceiling spotlights and opaque window to the rear.

### **STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR**

#### **Landing**

With attractive timber balustrade, dado rail, deep skirting boards, fitted bookshelves, window to the front with bespoke plantation shutters and stripped pine doors to:

### **Bedroom 1 14'4 x 12'4 (4.37m x 3.76m)**

Decorated in soft neutral tones with a bay window to the front with bespoke plantation shutters, original cast iron fireplace, picture rail, deep skirting boards, radiator, TV aerial socket and opening to:

### **Dressing room 12'4 x 8'2 (3.76m x 2.49m)**

A useful space which could be converted to a 4th bedroom if required with inset ceiling spotlights, deep skirting boards and glazed door to:

### **En-suite shower room 11'8 x 3'2 (3.56m x 0.97m)**

Fitted with a contemporary suite comprising good size shower cubicle with glass door, wall mounted chrome shower and additional overhead

monsoon style shower, wall mounted wash handbasin with chrome lever style mixer tap and close coupled dual flush WC. There is a chrome wall mounted heated towel rail, slate effect vinyl floor tiles, fully tiled walls, inset ceiling spotlights, extractor fan and opaque window to the rear.

### **Bedroom 2 14'4 x 12'4 (4.37m x 3.76m)**

Another double room with bay window to the front with bespoke plantation shutters, cast iron fireplace with tiled hearth, picture rail, deep skirting boards and radiator.

### **Bedroom 3 10'2 x 10' (3.10m x 3.05m)**

Double room with window to the rear, picture rail, deep skirting boards and radiator.

### **Bathroom 8'1 x 5'11 (2.46m x 1.80m)**

Fitted with a modern white suite comprising bath with glass shower screen and chrome mixer tap with wall mounted shower attachment, pedestal wash handbasin with chrome lever style mixer tap and close coupled dual flush W.C. There is a chrome wall mounted heated towel rail, bleached oak effect flooring, tiled walls, brushed chrome inset ceiling spotlights and opaque window to the rear.

#### **Outside**

##### **Rear garden**

With a depth of approximately 100', this lovely secluded rear garden has a recently laid smooth sandstone patio immediately to the rear of the property

with steps down to a shaped lawn with well stocked shrub and perennial borders. There is an additional circular paved patio, outside tap and electric sockets, ornamental lighting, timber fencing to the boundary and timber gate to the side leading to:

##### **Front garden**

Mainly laid to lawn with shrub borders, quarry tiled path and low level wall to boundary with timber gate.

##### **Garage & driveway**

Single detached garage with up and over door and personal door to the rear garden. There is a right of access driveway to the side of the property which affords access to the garage and which can be used for access purposes by the neighbouring property.

##### **Agents note**

We have been advised by the current vendors that annual parking permits are available to purchase at a cost of approximately £84.00 per year.

##### **Viewing information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

##### **Disclaimer**

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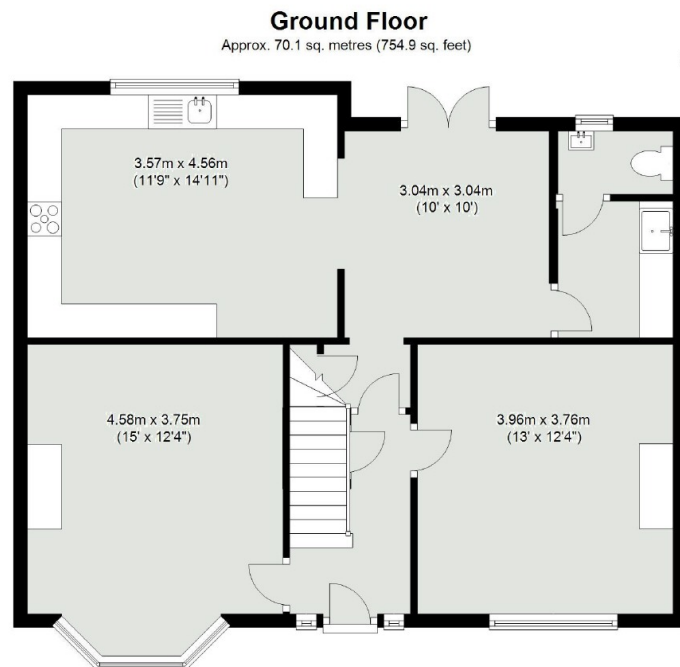












Total area: approx. 139.7 sq. metres (1503.6 sq. feet)