



Pretty 3 bedroom Victorian house in convenient village location.

20 Pondcroft Road, Knebworth, SG3 6DB





## 20 Pondcroft Road, Knebworth, SG3 6DB

This attractive semi detached Victorian house has delightful red brick elevations beneath a slate roof and is conveniently located in the heart of the village, within easy reach of Knebworth's mainline railway station with frequent service to London Kings Cross. The tastefully presented accommodation benefits from gas heating to radiators throughout together with a wealth of character features including cast iron fireplaces, sash windows and picture rails and comprises: Entrance hall, sitting room, dining room, kitchen, 2 first floor bedrooms, family bathroom and master bedroom to the 2nd floor. Outside there is a westerly facing rear garden and pretty, low maintenance front garden. There is an on street residents' parking permit system now in place on Pondcroft Road. VIEWING HIGHLY RECOMMENDED.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: 2 chemists, post office, library, doctors surgery, 2 dentists, Cooperative general store, superb Indian restaurant and Chinese take away, café, wine merchants, well regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and childrens play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

On 16 June 1990 the village was twinned with the commune of Chatelaillon-Plage in France. There are More than 70 clubs and organisations listed in the current Knebworth Directory.

Offers in excess of £450,000 Freehold



### Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - 45 mins

London 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:

Canopy style porch with original victorian front door with stained glass panels leading to:

#### Entrance lobby

Oak flooring, radiator and doors to:

#### Sitting room 12'4 (into bay) x 11'4 (3.76m (into bay) x 3.45m)

This cosy characterful room has a bay window to the front, cast iron fireplace, original picture rails, oak flooring, radiator in bespoke cabinet, TV aerial socket and door to:

#### Dining room 14'3 x 11'5 (4.34m x 3.48m)

Another characterful room with timber sash window to the rear, polished cast iron fireplace with built in storage cupboards and open shelves to the side, radiator in bespoke cabinet, oak flooring, original picture rails, understairs storage cupboard housing gas combination boiler providing for heating and domestic hot water and door to:





**Kitchen** 15'4 x 7'2 (4.67m x 2.18m)

Beautifully fitted with a range of hand painted shaker style wall and base units with pan drawers, spice rack and larder cupboard, granite working surface above with upstand and inset ceramic sink with chrome swan neck mixer tap and additional filtered hot and cold water tap. Appliances include Neff stainless steel split level double oven, microwave and warming drawer, 5 ring gas hob and concealed extractor fan above. There is an integrated dishwasher, fridge/freezer and washing machine, ceramic floor tiles with underfloor heating, brushed chrome inset ceiling spotlights, sash windows to the side and rear and additional window to the side and ½ glazed door to the rear garden.

**STAIRCASE FROM ENTRANCE LOBBY TO FIRST FLOOR****Landing**

Split level landing with timber sash window to the side, radiator in bespoke cabinet and doors to:

**Bedroom 2** 11'6 x 7'10 (3.51m x 2.39m)

A double room with cast iron fireplace, radiator, sash window to the rear, original picture rails and fitted shaker style wardrobe.

**Bedroom 3** 10'4 x 7'5 (3.15m x 2.26m)

With cast iron fireplace, radiator, sash window to the front and original picture rails.

**Bathroom**

Fitted with a white Villeroy & Bosch low level dual flush WC, a porcelain enamelled bath with chrome 'Hans grohe' Axor wall mounted tap with hand held shower, a further shaped shower cubicle with 'Matki' easy clean glass sliding door and chrome 'Hans grohe' wall mounted power shower. Half tiled walls with decorative mosaic border tiles, wash handbasin with 'Hans grohe' chrome mixer tap set within a granite and bespoke hand painted vanity unit with storage. There is a chrome ladder style heated towel rail, porcelain floor tiles with under floor heating, inset ceiling led spotlights, extractor fan and a sash window to the rear.

**Inner landing**

With fitted storage cupboards and staircase to:

**Master bedroom** 14'3 x 10'8 (4.34m x 3.25m)

A lovely double room with velux window to the rear and additional window to the side, eaves storage cupboards and inset ceiling spotlights.



## Outside

### Rear garden

With york stone patio immediately to the rear of the property with low level planter wall to the side with a beautiful mature wisteria. There is a deep lawn and path leading to a timber garden shed with light and power. The garden is bound by timber fencing with access to the side via a timber gate to:

### Front garden

This low maintenance garden is laid to yorkstone paving with inset beds planted with a variety of colourful perennials. There is low level fencing to the side with a low level wall to the front with timber gate. There is also ornamental lighting.

### Parking

There is an on-street residents' parking permit system now in place on Pondcroft Road and only short timescale general parking is allowed during week days, This measure ensures that Pondcroft Road is no longer used for all day parking by rail commuters.

## Viewing information

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

## Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.









# Energy Performance Certificate



20, Pondcroft Road, KNEBWORTH, SG3 6DB

**Dwelling type:** Semi-detached house  
**Date of assessment:** 29 August 2014  
**Date of certificate:** 29 August 2014

**Reference number:** 8208-7716-7329-9326-9843  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 84 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

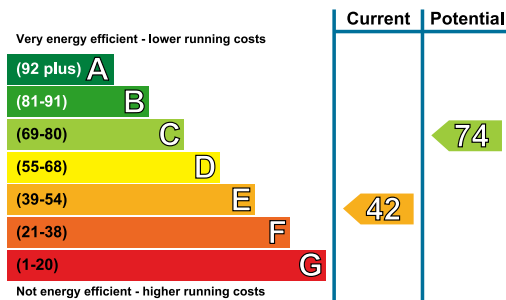
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 4,068</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,575</b> |

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 300 over 3 years   | £ 150 over 3 years   |                          |
| Heating       | £ 3,462 over 3 years | £ 2,127 over 3 years |                          |
| Hot Water     | £ 306 over 3 years   | £ 216 over 3 years   |                          |
| <b>Totals</b> | <b>£ 4,068</b>       | <b>£ 2,493</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

| Recommended measures                   | Indicative cost  | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 957                        | ✓                         |
| 2 Floor Insulation                     | £800 - £1,200    | £ 144                        | ✓                         |
| 3 Draught proofing                     | £80 - £120       | £ 78                         | ✓                         |

See page 3 for a full list of recommendations for this property.

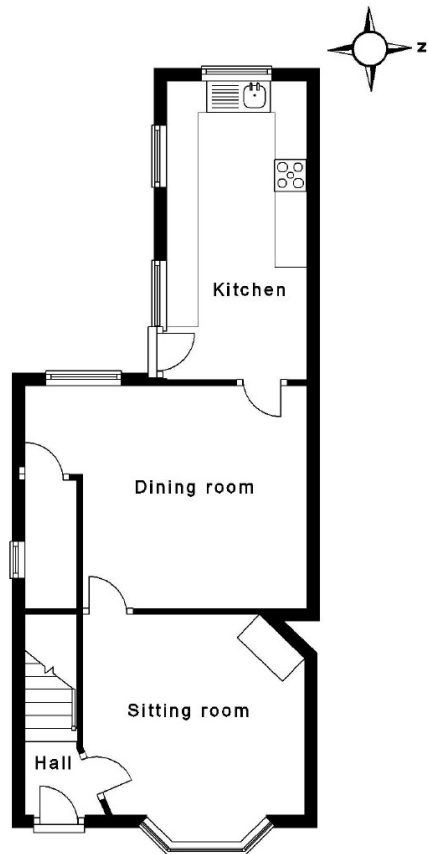
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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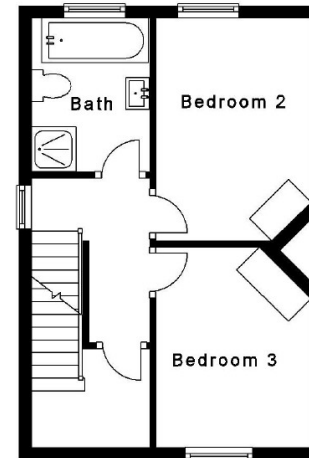


**Ground Floor**  
Approx. 40.6 sq. metres (437.2 sq. feet)



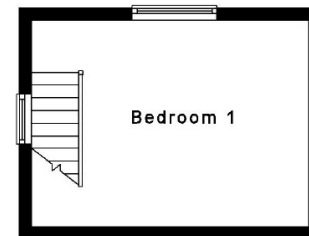
**First Floor**

Approx. 29.0 sq. metres (312.6 sq. feet)



**Second Floor**

Approx. 14.2 sq. metres (152.4 sq. feet)



Total area: approx. 83.8 sq. metres (902.2 sq. feet)