



Well presented 3 bedroom detached character house close to village centre.

65 Pondcroft Road, Knebworth, SG3 6DE



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This well presented detached family house is situated in a desirable turning within easy reach of the village high street and mainline rail link to London Kings Cross. The light and airy accommodation has been recently refurbished by the current vendors and comprises: Entrance hall, dining room, kitchen/breakfast room, sitting room, utility room, ground floor shower room, 3 bedrooms and a modern white bathroom. Outside there is a good size rear garden of approx 96', front garden and driveway parking. The property also boasts gas heating to radiators and double glazing throughout.

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, 2 cafés, 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.

Close by historic Old Knebworth has some wonderful bordering countryside, stunning scenery and beautiful walks via Knebworth Park with its stately home (inhabited by Lord Cobbold and his family since 1492), gardens and family parkland. Since 1974 Knebworth has been famously associated with numerous major open air rock and pop concerts which have been held in the grounds of Knebworth House.

The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes).

Price £625,000 Freehold



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:

Open porch with lighting and composite front door to:

Entrance hall 13'5 x 5'9 (4.09m x 1.75m)

A good size welcoming approach to the accommodation with oak flooring, useful understairs storage cupboard, radiator and doors to:

Dining room 15'11 (into bay) x 11'10 (4.85m (into bay) x 3.61m)

Decorated in neutral tones with bay window to the front with built in bespoke cupboard below and radiator.

Kitchen/breakfast room 18'3 x 11'10 (5.56m x 3.61m)

Fitted with a range of contemporary oak wall and base units with granite working surfaces above, tiled splashbacks and inset 1½ bowl stainless steel sink with chrome mixer tap. Appliances include split level double oven and grill, 4 ring ceramic hob with concealed extractor fan above, integrated dishwasher and space for fridge/freezer. There are 2 windows overlooking both sides of the property, inset ceiling spotlights, radiator, ceramic floor tiles and double doors to:

Sitting room 16'9 x 12'9 (5.11m x 3.89m)

A generously proportioned room with french doors leading to the garden with windows to sides, radiator, oak flooring, coving to ceiling, TV aerial socket and door to:

Utility room 8'10 x 5' (2.69m x 1.52m)

With plumbing for washing machine, oak flooring, window to side, ½ glazed door to rear garden and further door to:



Shower room 6'3 x 4'11 (1.91m x 1.50m)

Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted shower, pedestal wash handbasin with chrome lever style mixer tap and close coupled dual flush WC. There are ceramic floor tiles, ½ tiled walls, extractor fan and opaque window to the side.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With attractive timber balustrade, window to the side and doors to:

Bedroom 1 13'6 x 11'2 (4.11m x 3.40m)

A good size double room with window to the front and radiator.

Bedroom 2 11'10 x 8'10 (3.61m x 2.69m)

Another double room with window to the rear and radiator.

Bedroom 3 8'10 x 8'8 (2.69m x 2.64m)

With window to the rear, radiator and useful built in cupboard.

Bathroom 8'3 x 6'3 (2.51m x 1.91m)

Recently fitted with a modern white suite comprising bath with glass shower screen, chrome mixer taps and wall mounted monsoon style overhead shower, pedestal wash handbasin with chrome lever style mixer tap and close coupled dual flush WC. There is a built in storage cupboard with additional open shelves, part tiled walls, ceramic floor tiles, inset ceiling spotlights and an opaque window to the front.

Outside

Rear garden

Approx 96' in depth. Mainly laid to lawn with a block paved patio immediately to the rear of the property, access to the front garden on both side via a timber gate to one side and a driveway to the other, outside tap and a variety of mature trees.

Front garden

Laid to block paving with a hedge to the front boundary.

Driveway parking

With parking for 1 car and possibly additional smaller vehicles.



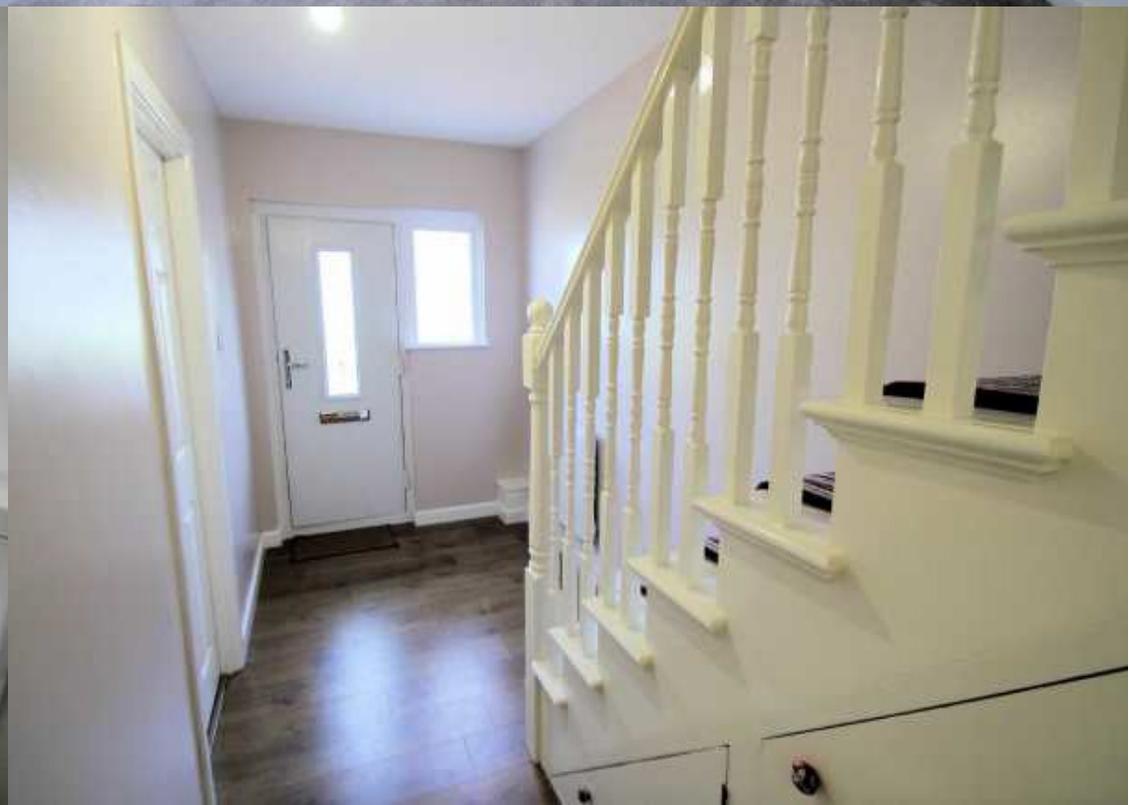
Viewing information

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



65, Pondcroft Road, KNEBWORTH, SG3 6DE

Dwelling type: Detached house
Date of assessment: 23 September 2017
Date of certificate: 25 September 2017
Reference number: 8633-7621-2920-2307-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 116 m²

Use this document to:

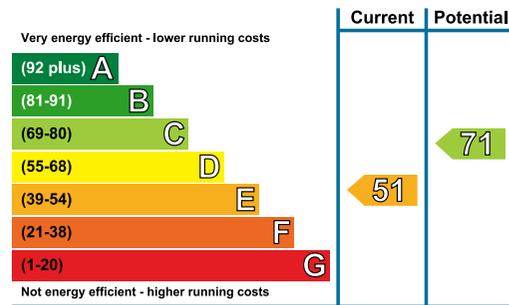
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,476
Over 3 years you could save	£ 1,050

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 3,699 over 3 years	£ 2,940 over 3 years	
Hot Water	£ 519 over 3 years	£ 228 over 3 years	
Totals	£ 4,476	£ 3,426	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 216	✓
2 Heating controls (room thermostat)	£350 - £450	£ 249	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 453	✓

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 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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