



69 Pondcroft Road, Knebworth, SG3 6DE

Price £495,000



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est. 1992

Pretty 3 bedroom Edwardian semi-detached village home

This pretty semi-detached character Edwardian house boasts beautifully presented accommodation arranged over 3 levels and enjoys 3 double bedrooms along with a delightful secluded garden in excess of 100'. Approached via an entrance hall with traditionally tiled floor, the property provides a spacious dual aspect lounge/dining room with fireplace, tastefully fitted kitchen with adjoining Victorian style garden room, family bathroom with freestanding claw foot bath, and a fresh en suite shower room. Features include: gas heating to radiators and in-keeping double glazed replacement windows mainly in a sash style. Council tax band D - £1802 2019/2020. EER - E

Knebworth village is situated some 6 miles north of Welwyn Garden City and provides a comprehensive High Street with shops that cater for daily needs. There is a chemist, post office, doctors' surgery, 2 dentists, Co-op store, Indian restaurant, Chinese take away, two cafés, Trussells butchers (trussellsbutchers.co.uk), & a well-regarded junior/mixed infant school. The mainline railway station with frequent service allows access to London Kings Cross in around 25-35 minutes. There are Church of England & Roman Catholic churches, Golf club & a great recreation ground with tennis courts, bowling green and toddlers play area. The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance only: Stanstead airport 28 miles Luton airport 13 miles Heathrow airport 39 miles - Welwyn Garden City 6 miles A1(m) 3.6 miles Hertford 8.5 miles St Albans 13 miles M25 Jct23 14 miles.

The accommodation is arranged as follows:

Open canopy porch and a half glazed panelled front door leading to:

Entrance Hall

This deep approach has a heated ceramic tiled floor in a traditional design and staircase with attractive moulded balustrade leading to the first floor. There is a deep under stairs storage cupboard and a half glazed door leading to:

Lounge / dining room 25'5 x 15' max (7.75m x 4.57m max)

This bright dual aspect room L shaped room has a double glazed sash window overlooking the rear garden and a double glazed window to the front. There is oak flooring, a polished oak fire surround with arched cast iron inset, slate hearth and open flue, log store recess and a half glazed door leading to:

Kitchen 13'2 x 7'11 (4.01m x 2.41m)

Beautifully fitted with an extensive range of cream panelled Shaker style wall and base units incorporating butcher block working surfaces with splash tiling and a single drainer stainless steel sink unit with mixer tap and cupboard below. There is a fitted plate rack with display shelf above, space for cooker with gas point and a concealed overhead extractor hood, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, ceramic tiled floor and double glazed window to the side. A half glazed door allows access to:

Victorian style garden room 12' x 10'4 (3.66m x 3.15m)

This superb addition is ideal for the growing family and has a ceramic tiled floor along with sealed unit double glazed windows overlooking the garden. Tongue and groove panelling to walls, French doors leading to the garden and patio plus a further door to the side terrace.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

Another spacious approach with double glazed sash windows to both front and side. Staircase leading to the second floor and doors to:

Bedroom 2 11'9 x 8'7 (3.58m x 2.62m)

This double room has a double glazed sash window to the rear and a built in storage cupboard.

Bedroom 3 11'2 x 8'9 (3.40m x 2.67m)

Again a double room with double glazed sash window to the front.

Family bathroom

Elegant white suite comprising free standing double ended claw foot bath with shower screen, Victorian style mixer tap and shower head with separate hand held attachment, concealed flush WC set within a bespoke unit with dual flush and incorporated wash hand basin on a floating stand. Complimentary tiling to dado height with mosaic border tile and matching highly polished ceramic tiled floor. Extractor fan and double glazed sash style window to the rear.

STAIRCASE FROM LANDING LEADING TO SECOND FLOOR:

Landing

Hatch to loft area and door to:

Bedroom 1 12'5 max x 10'3 max (3.78m max x 3.12m max)

This pretty eaves style room has two Velux windows to the front and a Velux window overlooking the rear. There are a number of built in eaves storage cupboards with hanging and drawer space as well as extensive eaves storage and a door leading to:

En suite shower room

White suite comprising dual flush WC, wash hand basin with mixer tap and a tiled cubicle with glass screen and fitted Aqualisa shower. Eaves storage cupboards and a Velux window to the rear.

Outside

Rear garden

With a maximum depth of approximately 113' this private easterly facing area has a paved terrace with wisteria clad arbour, neat lawn with shaped side beds of established evergreen shrubs and perennials. Fencing defines the boundary and a generous side access with bike store leads to the front. There are two timber sheds and a further paved side terrace.

Front garden

The property is approached via a wrought iron gate and stepping stone path with brick edging. There is a manageable lawn area with shrub bed, hedge and part walled boundaries.

Viewing information

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

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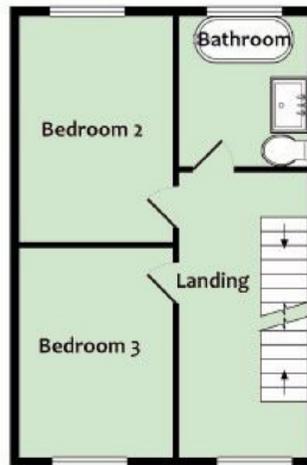




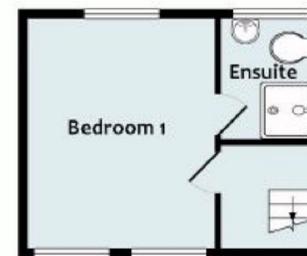




GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.6 SQ.M.)

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