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60 Pondcroft Road, Knebworth, SG3 6DE

Price £425,000

1920s two bedroom semi-detached village bungalow with Westerly facing rear garden

This attractive 1920's semi-detached bungalow enjoys a central village location and so is ideal for access to the High Street shops and mainline rail link. The accommodation, which benefits from gas fired central heating and double glazed windows, comprises entrance hall, lounge, dining room opening to the kitchen, conservatory, two double bedrooms and a bathroom. The sunny Westerly facing rear garden has established planting and extends to approximately 85', has a sun deck, lawn, a greenhouse and a storage shed. Steps lead down to a paved courtyard with raised pond and gated access to the front where there is parking space.

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, two dentists, Co-op general store, Indian restaurant, Chinese take away, two cafés, wine merchants & 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:

Part glazed front door leading to:

Reception Hall 9'6 x 6'3 (2.90m x 1.91m)

This well proportioned and welcoming approach has a radiator and double half glazed doors leading to:

Dining Room 15' x 9'9 (4.57m x 2.97m)

A central open space with hatch to loft area, dado rail, radiator, door to lounge and bedroom 1. Opening to inner hall and further opening to:

Kitchen 12'9 x 6'7 (3.89m x 2.01m)

Fitted with a range of wall and base units to include a single drainer sink unit, ample working surfaces with splash tiling, plumbing for washing machine and dishwasher. Access to:

Conservatory 12' x 11'4 (3.66m x 3.45m)

This superb addition has a door to the side and double French doors allowing access to the deck and garden.

Lounge 12' x 12' plus bay (3.66m x 3.66m plus bay)

A well proportioned room with walk in bay window to the front, pine Adam style fireplace with tiled inset and gas coal effect fire. Radiator.

Bedroom 1 13' x 8'7 (3.96m x 2.62m)

Fitted with a range of mirror fronted wardrobes wardrobes, radiator and window to side.

Inner hallway

Access to:

Bedroom 2 14'5 x 8'7 max (4.39m x 2.62m max)

Built in wardrobe, radiator and window to rear.

Bathroom

White suite comprising panelled bath with mixer tap and shower, wash hand basin and a low flush WC. Extensive complimentary tiling to walls, towel rail, extractor fan and window.

Outside

Rear garden

This mature westerly facing area is a particular feature of the property with a fine decked

terrace, shaped lawn with ornamental pond & shrub borders. Greenhouse and shed.

Front garden & parking

Immediately to the front of the bungalow is a parking area with retaining wall, mature tree and shrub border. The driveway to the side of the house is shared and provides access to the rear garden.

Viewing information

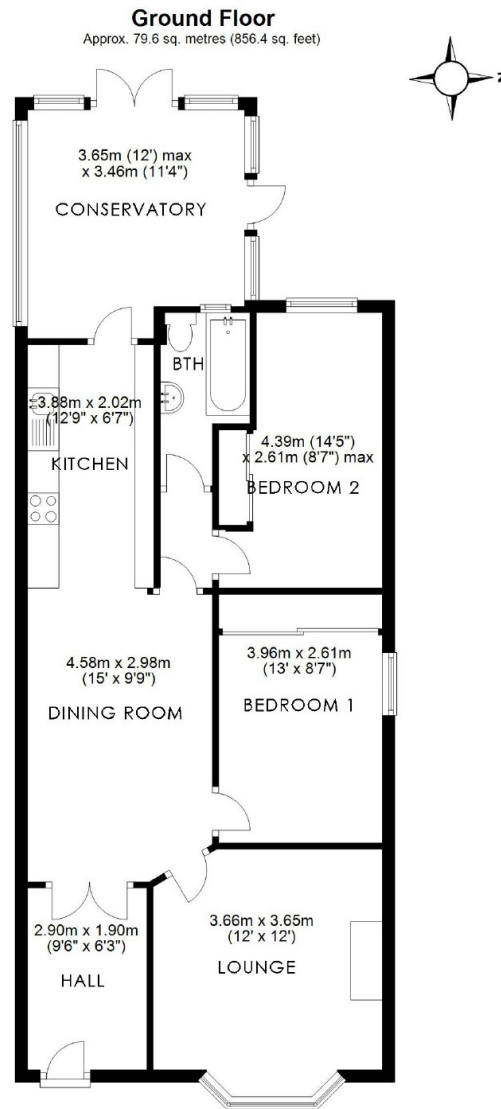
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Total area: approx. 79.6 sq. metres (856.4 sq. feet)