



Immaculate 3 bedroom semi in popular leafy edge of village area

1 Gipsy Lane, Knebworth, SG3 6PL





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This delightful double fronted semi detached 1920's cottage-style house is positioned in a leafy area on the outskirts of the village within easy reach of the mainline rail link to London Kings Cross and the bustling village high street. The immaculately presented accommodation benefits from recently upgraded gas heating to radiators and double glazing throughout and comprises entrance vestibule, entrance hall, dual aspect sitting room with open fireplace, dining room, kitchen and cloakroom. To the first floor there are 3 bedrooms and a modern family bathroom. There is a good size rear garden with a depth of approximately 75', a front garden mainly laid to lawn with a block paved driveway affording parking for 4 vehicles.

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).

Guide price £499,995



### 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:

PVC double glazed front door to:

#### Entrance vestibule

With aged oak effect flooring, electric radiator and ½ glazed door to:

#### Entrance hall

Again with aged oak effect flooring and ½ glazed doors to:

### Sitting room 16'6 x 9'11 (5.03m x 3.02m)

A lovely bright dual aspect room brimming with character including exposed ceiling timbers and an open fireplace with adams style surround and cast iron insert. Patio doors open to the rear garden and a window overlooks the front. There is a radiator, telephone point, TV aerial socket, 2 wall lights and aged oak effect flooring.

### Dining room 10'1 x 9'11 (3.07m x 3.02m)

With window to front, 2 wall lights, radiator, aged oak effect flooring and arch opening to:





**Kitchen** 14'9 x 8'9 (nt 6'1) (4.50m x 2.67m (nt 1.85m)

Fitted with a range of light oak effect wall and base units with roll top working surfaces above, tiled splashback and inset single drainer sink with chrome lever style mixer tap. Integrated appliances include fridge, freezer, washing machine and dishwasher. There is space for a range style cooker with stainless steel chimney style extractor fan above, a useful larder cupboard and additional understairs storage cupboard. Windows overlook the rear and the side and a glazed door opens to the rear garden. There is a further door to:

**Cloakroom**

Fitted with a white suite comprising low level dual flush WC and wall mounted wash handbasin with chrome victorian style taps and tiled splashback. There is a chrome ladder style heated towel rail, aged oak effect flooring and an opaque window to the rear.

**STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR**

**Landing**

With window to the rear, hatch to loft, airing cupboard and doors to:

**Bedroom 1** 12'5 x 11'7 (nt 9'11) (3.78m x 3.53m (nt 3.02m)

A bright double room with characterful sloping ceiling, window to the front, built in wardrobe, radiator and coving to ceiling.

**Bedroom 2** 11'5 x 8'10 (3.48m x 2.69m)

Another double room, again with sloping ceiling, window to the side, radiator, coving to ceiling and built in wardrobe.

**Bedroom 3** 11'7 x 5'4 (3.53m x 1.63m)

With coving to ceiling, radiator and window to the rear.



### Bathroom

A particular feature of the property, this beautifully refitted bathroom comprises roll top bath with chrome victorian style mixer taps with shower attachment and additional wall mounted victorian style overhead raindrop shower, low level WC and pedestal wash handbasin with chrome victorian style mixer tap. There is a traditional heated towel radiator, ½ tiled walls, shaver socket, limed oak flooring and opaque window to the rear.

### Outside

#### Rear garden

With timber decked patio immediately to the rear of the property leading to a deep lawn with mature hedging to the boundary. There is a timber garden shed with an additional decked suntrap seating area to the rear of the garden, outside tap, security lighting, screened bin store and timber gate to the side leading to:

### Front garden & driveway parking

Mainly laid to lawn block paved driveway parking for 4 vehicles and bound by picket fencing to the side and mature hedging to the front. There are double timber gates allowing access.

### Viewing information

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

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