

1 Gipsy Lane, Knebworth, SG3 6PL

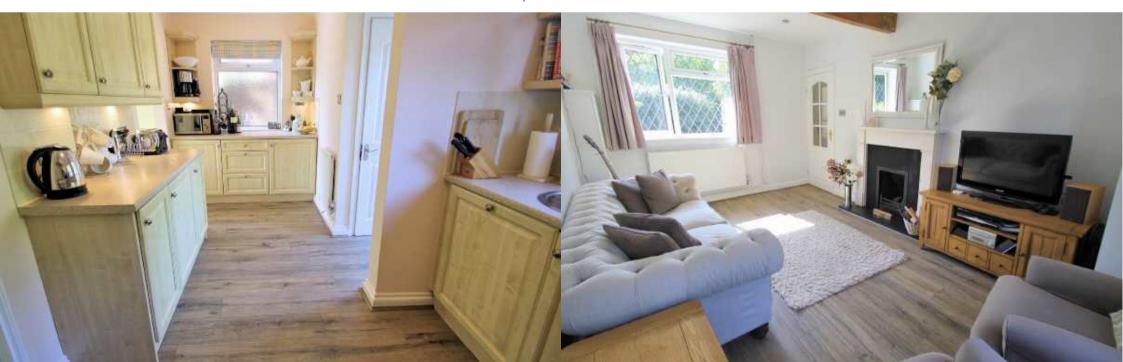
This delightful double fronted semi detached 1920's cottage-style house is positioned in a leafy area on the outskirts of the village within easy reach of the mainline rail link to London Kings Cross and the bustling village high street. The immaculately presented accommodation benefits from recently 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 $\frac{1}{2}$ 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

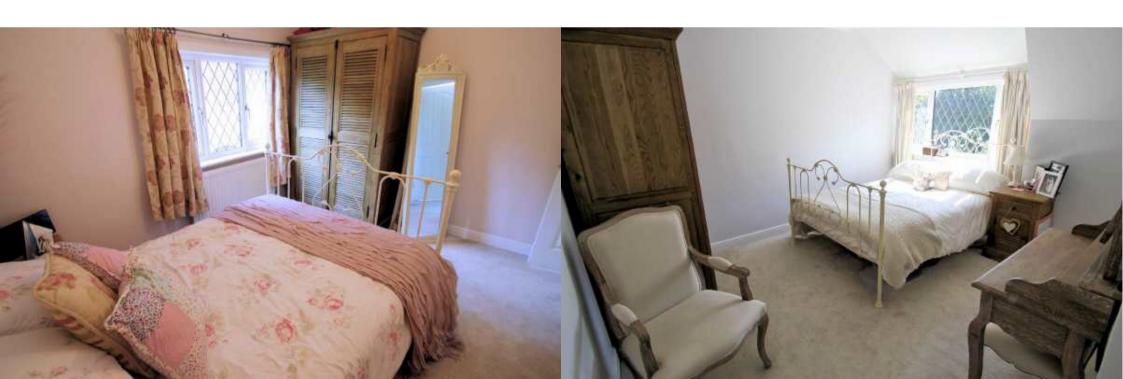
Mainly laid to lawn block paved driveway parking for 4 vehicles and bound by picket fencing to the side and mature hedging to the front. There are double timber gates allowing access.

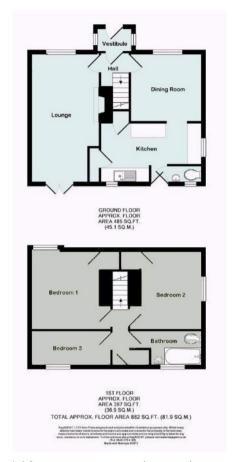
Viewing information

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

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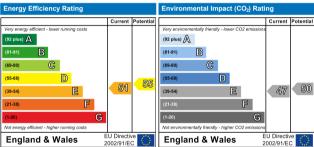


Energy Performance Certificate



1, Gipsy Lane KNEBWORTH SG3 6PI Dwelling type: Date of assessment: Date of certificate: Reference number: Type of assessment: Total floor area: Semi-detached house 27 August 2011 27 August 2011 8619-6528-8940-0993-9922 RdSAP, existing dwelling 87 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO,) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

stimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	323 kWh/m² per year	295 kWh/m² per year
Carbon dioxide emissions	5.4 tonnes per year	5.0 tonnes per year
Lighting	£92 per year	£46 per year
Heating	£872 per year	£841 per year
Hot water	£124 per year	£112 per year

You could save up to £91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures on to include the impacts of the fuels used for cooking or running appliances, such as TV, frigde etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations proort may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.