



Edwardian 5 bedroom family house with large southerly facing rear garden.

10 Watton Road, Knebworth, SG3 6AH



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This handsome detached Edwardian village house occupies a sizeable and well established plot with South facing rear garden. Approached via a wide carriage style driveway with parking for up to 8 vehicles, the property includes a welcoming entrance hall, sitting room with fireplace, living room with open fireplace, formal panelled dining room, kitchen breakfast room with adjoining utility room, boot room, cloakroom, a deep dry cellar, family bathroom with freestanding claw foot bath and 5 bedrooms - the master of which has an en-suite bathroom. Outside, in addition to the rear garden, there is a vegetable & fruit garden and two attached garages, one with a vehicle inspection pit. The house boasts some fine original features including some sash windows, plaster cornicing, picture rails, strip oak flooring and stripped pine internal doors.

10 Watton Road has a convenient 'heart of the village setting' and is just minutes from the neighbourhood shopping facilities and mainline rail link to London Kings Cross.

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, builders merchants, superb Indian restaurant and Chinese take away, café, 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.

Just to the north of Knebworth is Stevenage with its enormous range of supermarkets and chain stores, an extensive leisure centre with 15 screen cinema, a theatre and concert venue, a characterful Old Town with many restaurants and pubs and the 730 bed Lister general hospital. Stevenage is a key station on the East Coast rail line and has express trains to Leeds, Newcastle and Edinburgh as well as to London and Cambridge. The facilities of Stevenage can be reached by car or by bus - there are 4 per hour. Welwyn Garden City lies to the south and has John Lewis and Marks & Spencer department stores.

On 16 June 1990 the village was twinned with the commune of Chatelaillon-Plage in France. 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 £995,000 Freehold



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 - Stevenage 3.5 miles - 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 comprises:

Open canopy porch with quarry tiled step and original ½ glazed front door opening to:

Entrance Hall 16'5 x 4' (5.00m x 1.22m)

A welcoming entrance hall with wall lights, stripped pine doors to the majority of the downstairs accommodation, radiator and staircase to the first floor with window on half-landing, Door to:

Sitting Room 13'1 x 12'1 (3.99m x 3.68m)

A bright and characterful dual aspect room with high ceiling, plaster cornice, bay sash window to the front and a further sash window to the side. There is a fireplace with gas coal effect fire and stone hearth, four wall lights and 2 radiators.

Main Living Room 23'2 x 12'10 (7.06m x 3.91m)

This impressive south facing room provides a delightful raised aspect across the charming, mature garden, with sliding glazed doors opening onto a sun terrace. Further light is provided by high level windows to the side. There is a feature curved chimney breast with open fireplace and stone hearth, oak strip flooring, 2 pendant ceiling lights, 2 wall lights and 2 radiators. Wide opening to:

Music/ Study Area 13'1 x 5'2 (3.99m x 1.57m)

Presently very much part of the living room, this area could be easily be separated by doors if so desired in order to provide a study space. It currently provides a window to the side, a window to the rear, 1 wall light, inset ceiling spotlights and fm aerial point. There is stripped oak flooring.

Dining Room 23'1 narrowing to 19'7 x 11'7 NT 5'11 (7.04m narrowing to 5.97m x 3.53m NT 1.80m)

This elegantly proportioned space has a large sash window to the front, window to the side, character painted panelling and plate shelf. Once again there is strip oak flooring, 6 wall light points and steps down to:

Kitchen / breakfast room 21'8 x 10'0 (6.60m x 3.05m)

This generous family space has a fine part vaulted ceiling and an extensive range of cream panelled wall and base units incorporating a breakfast island with DAB radio aerial and ample roll top working surfaces with splash tiling. Eye level electric fan oven and 5 ring gas hob with canopy extractor hood above, space for fridge/freezer, space for dishwasher, and a stainless steel single drainer sink unit with mixer tap. Laminate floor, 2 radiators, inset spot lighting, sliding patio doors to the garden, door to utility room, and further door to:

Boot room 9'2" x 5'1" (2.79m x 1.55m)

Wall and base cupboards with drawers and working surfaces, stainless steel sink unit with mixer tap, Worcester gas boiler, water softener, Velux window, window to front and door with access to the vegetable garden. Sliding door to:



Cloakroom 5'8 x 2'8 (1.73m x 0.81m)

White suite comprising low level WC and corner wash basin. Ceramic tiled floor, opaque window to the front, radiator and extractor fan.

Utility room 11'8 x 6'6 (3.56m x 1.98m)

Fitted wall and base units with roll edge working surfaces, space for washing machine and dryer, built in cupboard with space for freezer, and a ceramic tiled floor. Steps lead up to a door with access to the entrance hall and a further low door leads to:

Cellar 11'2" x 12'10" (3.40m x 3.91m)

With light and a storage heater.

SPLIT LEVEL STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR LANDINGS:

Main Landing 19'11 x 12'7 narrowing to 3'3 (6.07m x 3.84m narrowing to 0.99m)

Sash window to rear on ½ landing, and doors to:

Bedroom 1 13'0 x 12'2 (3.96m x 3.71m)

This generous double room has a walk in sash bay window to the front, fitted wardrobe, TV point, 2 wall light points and 2 radiators. Door to:

En suite shower room 11'10" x 3'11" (3.61m x 1.19m)

Suite comprising low flush WC with bidet, pedestal wash hand basin and a double shower cubicle with fitted screen, Aqualisa shower and tiling.

Bedroom 2 12'0" x 12'0" (3.66m x 3.66m)

Another well proportioned room with sash window to front, picture rail, vanity wash hand basin with cupboard below, hatch to loft area and TV point.

Bedroom 3 12'9" x 8'0" (3.89m x 2.44m)

A bright room with a window overlooking the rear garden, radiator and ceiling light and TV point.

Steps down from landing leading to:

Bedroom 4 15'10" x 9'11" (4.83m x 3.02m)

With sash windows to both the front and rear, 2 radiators, TV ariel point and a pedestal wash hand basin to one corner. This room has a pretty shaped ceiling.

Bathroom 9'06 x 7'03 (2.90m x 2.21m)

Approached via steps down from the main landing, the bathroom has a white suite comprising free standing, roll top bath with mixer tap and hand held shower attachment, low level WC, bidet, wooden vanity unit with drawers and inset sink, and shower cubicle with Mira electric shower. There is a shaped ceiling, window to the side, tiling to the walls with feature dado tiling, and ceramic tiled floor.

Second Landing

Approached via the split staircase from the entrance hall, the second landing leads to:



Bedroom 5 / Study 10'11" x 8'8" approx (3.33m x 2.64m approx)

This pretty, irregular shaped room has windows to both the side and rear. There is a radiator and pendant ceiling light. Currently installed with Virgin Media Vivid 100MB optical fibre Internet.

WC 4'5" x 4'0" (1.35m x 1.22m)

There is a low flush WC and corner wash hand basin with tiled shelf. Sliding doors open to an airing cupboard providing shelved storage space and housing a lagged hot water tank. A further cupboard houses the central heating controls and there is a window to side.

Outside**Rear garden**

93' x 77' approx.

The southerly rear garden is a stunning feature of this property, and has been planted with skill and care. There are deep herbaceous beds to the side and a wide central lawn leading to an area planted with mature trees that provide a good degree of privacy. Approached from the kitchen breakfast room, there is paved raised terrace with flower beds and steps that in turn lead down to the lawn. There are pathways, an arbour, and a shaded garden all providing further interest. There are 2 outside water taps and side access with gate leading to:

Vegetable garden

With paved pathway and vegetable beds, 8' x 7' potting shed and door into the boot room

To the Front:**Garage 1** 16'7" x 10'0" (5.05m x 3.05m)

Light & power, tall wooden entrance doors and a vehicle inspection pit. This garage would be ideal for use as a workshop or gym.

Garage 2 24'0" x 10'4" approx (7.32m x 3.15m approx)

Light and power, electric up and over door, and window to rear. The light is part of the door mechanism and lasts for a few minutes. Electrical sockets.

Carriage driveway

The shingle carriage driveway provides parking for up to 8 cars, there are mature trees, some planting, and a low wall to the front boundary.

The pebble dash front and side brick walls were treated in 2009 with Andura Classic 2, long life coating guaranteed for 15 years.

Agents note

The property has 9 solar panels and we are advised by the seller this yields £920 approx per annum.

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



10, Watton Road, KNEBWORTH, SG3 6AH

Dwelling type: Detached house
Date of assessment: 28 June 2017
Date of certificate: 29 June 2017

Reference number: 0856-2828-7763-9623-8541
Type of assessment: RdSAP, existing dwelling
Total floor area: 220 m²

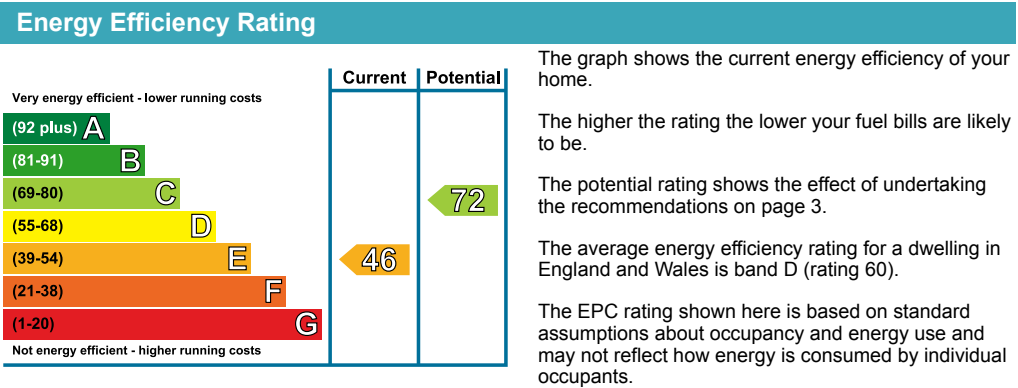
Use this document to:

- 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:	£ 9,714
Over 3 years you could save	£ 4,158

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 417 over 3 years	
Heating	£ 8,856 over 3 years	£ 4,686 over 3 years	
Hot Water	£ 450 over 3 years	£ 453 over 3 years	
Totals	£ 9,714	£ 5,556	

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.



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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 375	✓
2 Cavity wall insulation	£500 - £1,500	£ 225	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 2,721	✓

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.

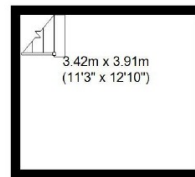


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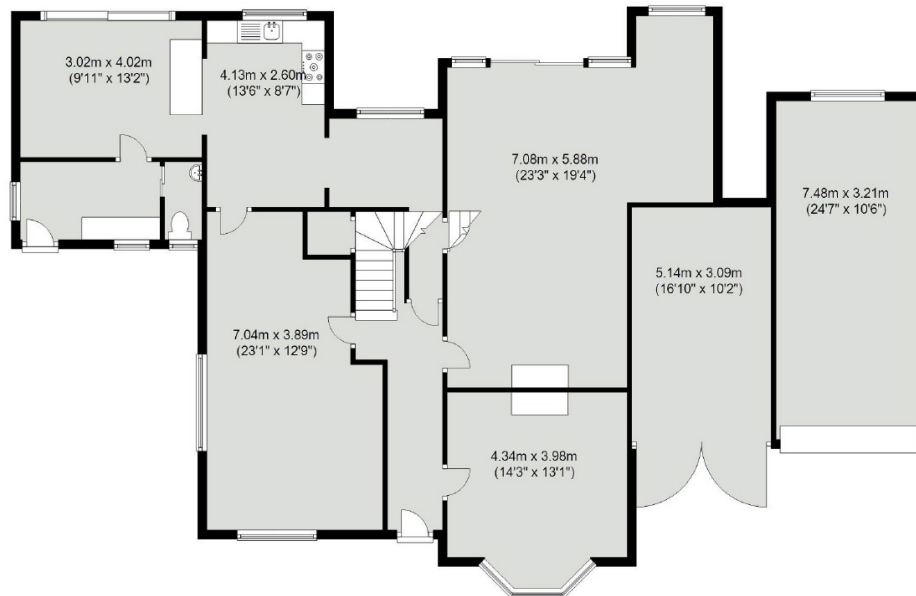
Basement

Approx. 13.4 sq. metres (143.9 sq. feet)



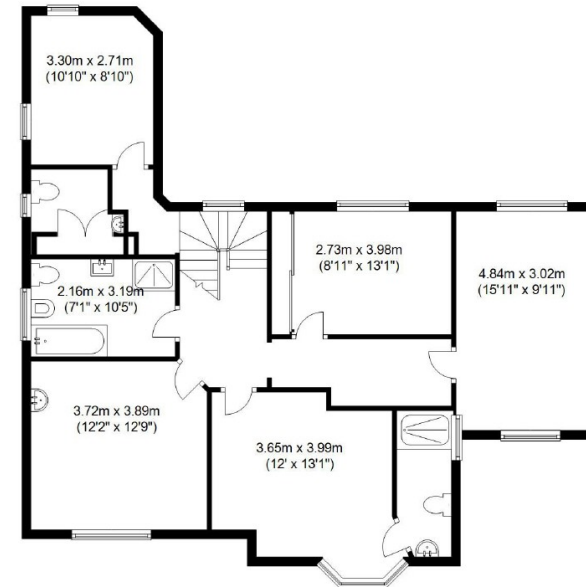
Ground Floor

Approx. 166.1 sq. metres (1787.5 sq. feet)



First Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



Total area: approx. 274.3 sq. metres (2952.7 sq. feet)