



Extended 4 bedroom semi detached village house.

109 Orchard Way, Knebworth, SG3 6BT



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This extended semi detached property is situated in a popular turning within easy reach of the village high street and mainline rail link to London Kings Cross and benefits from gas heating to radiators and double glazing throughout. The accommodation comprises entrance hall, sitting room, re-fitted kitchen/dining room, utility room and ground floor shower room. To the first floor there are 4 bedrooms and a modern re-fitted family bathroom. Outside there is a low maintenance rear garden, block paved front garden affording parking for 3 vehicles and additional driveway parking for a further vehicle leading to a single garage.

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.

On 16 June 1990 the village was twinned with the commune of Chatelaillon-Plage in France. There are More than 70 clubs and organisations listed in the current Knebworth Directory. 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 £475,000



## 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:

UPVC front door to:

### Entrance hall

A lovely welcoming approach to the accommodation with walnut effect flooring, radiator, understairs cupboard and doors to:

### Lounge 13'6 x 7' (4.11m x 2.13m)

With window to the front, walnut effect flooring, radiator, TV aerial socket, radiator and opening to:

### Kitchen/dining room 22'9 x 10'10 (6.93m x 3.30m)

Re-fitted with a range of white gloss wall and base units with complementary working surfaces above, fitted breakfast bar, contemporary glass splashbacks and inset 1½ bowl Franke sink with brushed chrome mixer tap. Appliances include Neff stainless steel double oven and grill with induction hob and stainless steel chimney style extractor fan above together with integrated dishwasher and space for fridge freezer. There are inset ceiling spotlights, contemporary vertical column radiator, walnut effect flooring, window to the rear, french doors to the rear garden and door to:

### Utility room 6'2 x 4'9 (1.88m x 1.45m)

With space for washing machine and tumble dryer, wall mounted Worcester gas boiler providing for heating and domestic hot water, hot water cylinder, opaque window to the side and walnut effect flooring.



### Shower room

Fitted with a modern white suite comprising shower cubicle with glass door and chrome wall mounted shower, wall mounted low level dual flush WC and wash handbasin inset into walnut effect vanity with contemporary chrome mixer tap. There is a chrome ladder style heated towel rail, ceramic floor tiles, fully tiled walls, inset ceiling spotlights and opaque window to the side.

### STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

#### Landing

With timber balustrade, hatch to part boarded loft with light and pull down ladder and doors to:

#### Bedroom 1 12'9 x 10' (3.89m x 3.05m)

A good size double room with window to the front, radiator and built in wardrobe.

#### Bedroom 2 11'6 x 10'5 (3.51m x 3.18m)

Another double room with window to the rear and radiator.

#### Bedroom 3 10'9 x 6'7 (3.28m x 2.01m)

With window to the front, radiator and fitted wardrobe.

#### Bedroom 4 9'7 x 6' (2.92m x 1.83m)

With window to the rear, radiator and built in wardrobe.

#### Bathroom 9'1 x 5'2 (2.77m x 1.57m)

Fitted with a white suite comprising freestanding bath with chrome floor standing mixer tap with shower attachment, low level dual flush WC, shower cubicle with glass door and chrome wall mounted shower and wash handbasin inset into cherry effect vanity cupboard with chrome mixer tap. There is a chrome ladder style heated towel rail, fully tiled walls, ceramic floor tiles, inset ceiling spotlights and opaque window to the side.

#### Outside



### **Rear garden**

This low maintenance rear garden has a paved patio immediately to the rear of the property with a low level retaining wall and steps up to a synthetic grass lawn with timber sleeper style edging. The garden is bound by hedging and timber fencing.

### **Front garden**

Laid to block paving affording parking for 3 vehicles.

### **Garage & driveway parking**

Single garage with up and over door, light and power, shelving and personal door to the rear garden.

### **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

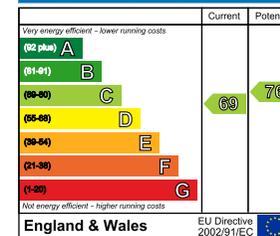


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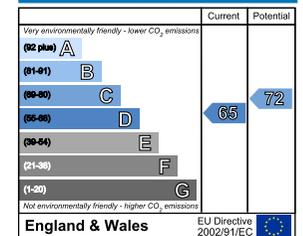
Dwelling type: Semi-detached house  
 Date of assessment: 28 May 2009  
 Date of certificate: 28 May 2009  
 Reference number: 2488-7041-6295-6621-5080  
 Total floor area: 76 m<sup>2</sup>

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<sub>2</sub>) emissions.

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

England & Wales

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	251 kWh/m <sup>2</sup> per year	196 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	2.5 tonnes per year
Lighting	£60 per year	£36 per year
Heating	£399 per year	£329 per year
Hot water	£132 per year	£116 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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