



23 Watton Road, Knebworth, SG3 6AH



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This unique detached 4 bedroom chalet style residence offers incredibly spacious & versatile accommodation with a fine open plan element and a lovely contemporary feel, with some polished oak floors, exposed brick work and double glazed leaded light windows throughout. Approached via a central hall, the house boasts a living room with log burner, open dining area, stylish kitchen/breakfast room with Miele appliances, laundry room, 3 bath/shower rooms - one of which provides en suite facilities, and a first floor balcony with garden and bordering park land views.

There is a brick driveway for three cars to the front, whilst to the rear, a 94' professionally landscaped garden with seating areas and shaped lawn can be enjoyed.

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, 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.

Price £849,950 Freehold



## Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 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 (Via Knebworth) 20 - 35 minutes by rail

## The accommodation is arranged as follows:

Oak panelled front door with full length side windows leading to:

### Entrance hall 13'11" x 5'11" (4.24m x 1.80m)

A fine central approach with oak floor and 4 inset ceiling spot lights. Doors from here lead to the shower/cloakroom, and bedrooms 3 & 4, whilst a 5'11" opening leads to:

### Dining room 20'0" (max) x 16'5" app (6.10m (max) x 5.00m app)

This impressive open plan area provides an excellent space for entertaining and has a double glazed window to the side, polished oak floor, 12 inset spot lights, wiring for sound system and a double radiator. There is an enclosed staircase rising to the first floor with deep under-stairs cloaks cupboard, door to kitchen and laundry room, plus double doors leading to:

### Lounge 27'7" x 13'4" Max (8.41m x 4.06m Max)

This well proportioned room again has oak flooring, double glazed window to the side and double glazed French doors with side windows leading to the deck and garden. There is a part exposed brick chimney breast with oak Bessemer, stone hearth and cast iron log burner. TV/SKY point, wiring for sound system, under floor heating, 13 inset ceiling spot lights and double doors leading to:

### Kitchen / breakfast room 28'2" x 14'8" nt 11'1" (8.59m x 4.47m nt 3.38m)

This beautifully appointed room is carefully divided via a peninsular working area and boasts a fine exposed brick wall with 2 inset double glazed windows. Range of flush cream wall and base units to include Silostone working surfaces with cut drainer and an inset double bowl sink with swan neck mixer tap, pan drawers and cutlery pull out, integrated Miele fridge/freezer and a pull out larder, space for Range style cooker with gas point and extractor above, integrated Miele dishwasher, underfloor heating, 16 inset spot lights, and French doors with full length side windows leading again to the deck and garden. There is a further door leading to the dining room, and in turn, the entrance hall.



**Laundry room** 10'10" x 7'3" (3.30m x 2.21m)

With wall and base units to match the kitchen area, this useful room has a double radiator, oak floor, 4 inset spot lights, plumbing for washing machine and a double glazed window to the side. There is a matching half glazed door leading to the rear and garden.

**Bedroom 3 (ground floor)** 10'11" x 10'3" Plus Bay (3.33m x 3.12m Plus Bay)

A bright and flexible double room with walk in bay window to the front, oak floor, radiator, TV point and 5 inset spot lights.

**Bedroom 4 (ground floor)** 12'6" 10'11" Plus bay (3.81m 3.33m Plus bay)

Another great double room with walk in double glazed bay window to the front, oak floor, radiator and 5 inset spot lights.

**Shower / cloakroom** 10'6" x 4'4" (3.20m x 1.32m)

Contemporary white suite comprising dual flush WC and pedestal wash hand basin with mixer tap. There is an oversized shower cubicle with fixed screen and integrated 'Hansgrohe' shower, extensive complementary tiling to walls with inset mirror, oak floor, heated towel rail, radiator, underfloor heating, extractor fan, 4 inset spot lights and a double glazed window to the side.

STAIRCASE FROM DINING ROOM LEADING TO FIRST FLOOR:

**Landing**

A central approach with 2 Velux windows to the side, radiator, 4 inset spot lights and a deep airing cupboard housing the Megaflo tank and wall mounted boiler. Doors lead to:

**Bedroom 1** 16'8" x 14'6" to wardrobes. (5.08m x 4.42m to wardrobes.)

Wardrobes take the width of one wall and are 3' deep with a width of approx 11'9" - providing ample hanging and storage space. There is a further eaves cupboard and double glazed French doors with side windows leading to the veranda which is decked with a glass balustrade. From here is a lovely aspect across the garden and park land beyond. Telephone point, 2 double radiators, 6 inset spot lights and door to:

**En suite bathroom** 11'8" x 9'1" (3.56m x 2.77m)

Another spacious area with contemporary white suite comprising an enclosed double ended bath with integrated mixer tap and retractable spray, twin butler style sinks set on a bespoke floating stand with integrated mixer taps and splash tiling, double shower cubicle with fixed glass screen and integrated shower. Concealed flush WC, complementary wall and floor tiles, shaver point, underfloor heating, heated towel rail and radiator, 4 inset spot lights, extractor fan and Velux window to the side.

**Bedroom 2** 15'2" x 10'5" max (4.62m x 3.18m max)

Double glazed dormer style window to the front, deep eaves storage cupboard with hanging, double radiator and 5 inset spot lights.



### **Family bathroom 7'7" x 5'6" (2.31m x 1.68m)**

White suite comprising panelled bath with integrated mixer tap, overhead shower and folding screen, concealed flush WC and a wash hand basin with mixer tap and splash tiling. Underfloor heating, Chrome heated towel rail and Velux window to side.

### **Outside**

#### **Rear garden**

With a depth of approximately 94' this beautifully landscaped area boasts excellent privacy and mixed borders providing variety throughout the year. Immediately to the rear of the house is a deep hardwood deck with lighting and a retaining wall with 6 brick steps that lead up to a shaped lawn with brick edge along with a variety of evergreens and perennials. There is an established silver birch, hedge boundaries, timber tool shed and sheltered vegetable plot. To the rear of the garden is an afternoon terrace which is paved with trellis detail. Side gated access to:

#### **Front garden & driveway**

Brick paved driveway with parking for around 3 to 4 cars with cut hedge boundaries.

### **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

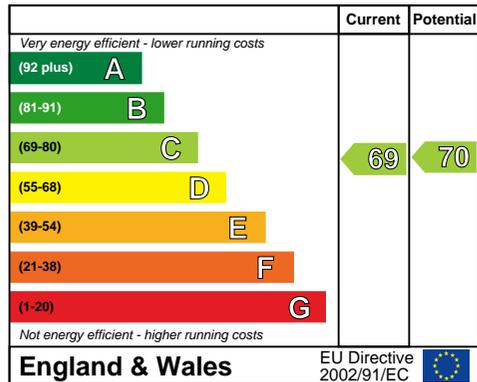


23, Watton Road  
KNEBWORTH  
SG3 6AH

Dwelling type: Detached bungalow  
Date of assessment: 13 March 2012  
Date of certificate: 13 March 2012  
Reference number: 0291-2867-6674-9392-8865  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 221 m<sup>2</sup>

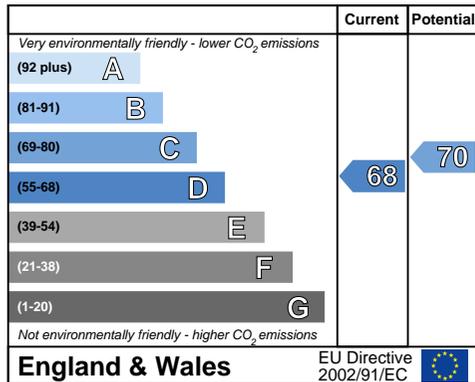
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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.

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



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	167 kWh/m <sup>2</sup> per year	160 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.3 tonnes per year	6.0 tonnes per year
Lighting	£165 per year	£82 per year
Heating	£1,129 per year	£1,142 per year
Hot water	£112 per year	£112 per year

### You could save up to £69 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 practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge 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 report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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