



PUTTERILLS

est. 1992

3 Woodstock
Knebworth SG3 6EA
Price £229,950

Well presented 1 bedroom village home in popular turning.

This delightful mid row house is situated on the edge of a popular development within easy reach of the mainline rail link to London Kings Cross and the bustling village high street and highly regarded primary school. The property benefits from gas heating to radiators and double glazing and borders open countryside to the rear. The accommodation has recently been refurbished to a high standard and comprises entrance lobby leading to an open plan living space including a fitted Ikea kitchen and lounge/dining area. To the first floor there is a landing with good size storage cupboard, double bedroom with built in cupboard and modern re-fitted bathroom. Outside there is a small private garden to the front with storage cupboard housing recently installed gas boiler providing for heating and domestic hot water and an allocated parking space in private parking area close by. The property would make an ideal first time or investment buy and is being offered CHAIN FREE.

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

Multi pane front door to:

Entrance lobby

With beech effect flooring, space to hang coats and opening to:

Living room 16'3 x 14'11 (4.95m x 4.55m)

This well proportioned open plan space has been decorated in contemporary neutral tones and offers a living/dining area with window to the front, radiator, telephone point and TV aerial socket. There is a modern kitchen fitted with Ikea shaker style wall and base units with beech working surfaces above, tiled splashbacks and inset acrylic single drainer sink with swan neck mixer tap. Appliances include stainless steel single oven with 4 ring gas hob and chimney style extractor fan above, integrated fridge and space and plumbing for washing machine.

STAIRCASE FROM LIVING ROOM TO FIRST FLOOR

Landing

With useful shelved storage cupboard, hatch to loft, airing cupboard housing hot water cylinder and doors to:

Bedroom 11'8 x 11'4 (3.56m x 3.45m)

A lovely bright double room with dormer window to the front, beech effect flooring, radiator and built in storage cupboard.

Bathroom 8'6 x 4'8 (2.59m x 1.42m)

Recently fitted with a modern white suite comprising bath with chrome waterfall mixer tap and additional wall mounted power shower, close coupled dual flush WC and wash handbasin with chrome waterfall mixer tap and contemporary glazed vanity cupboard below. There are tiled walls with attractive mosaic inserts, beech effect flooring, radiator and extractor fan.

Outside

Garden

To the front of the property and mainly laid to lawn with mature evergreen shrubs and a paved path to the front door. There is a useful storage cupboard housing a recently installed gas boiler providing for heating and domestic hot water.

Parking

Allocated parking space for 1 vehicle in a private parking area close to the property.

Viewing information

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

Please Note

Disclaimer

Putterills endeavor 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.

Money Laundering Regulations

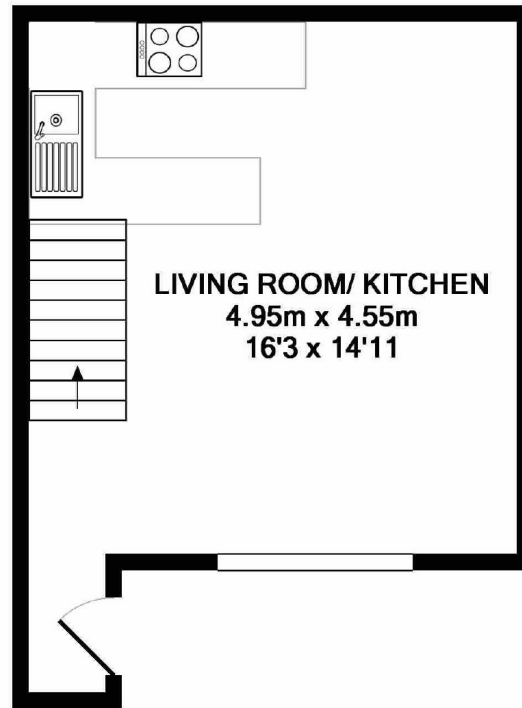
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

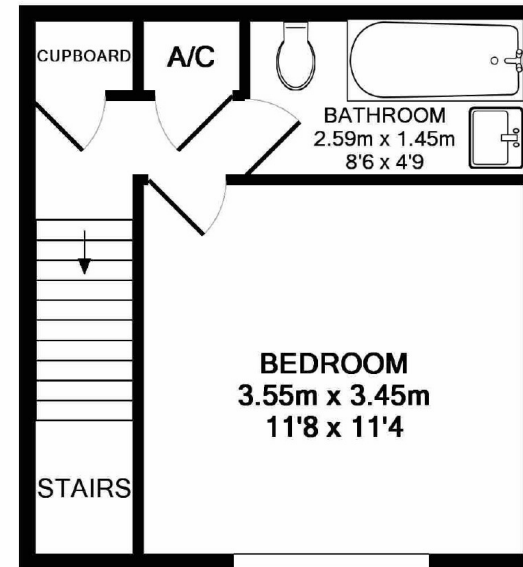
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.







GROUND FLOOR
APPROX. FLOOR
AREA 23.6 SQ.M.
(254 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 22.5 SQ.M.
(242 SQ.FT.)

TOTAL APPROX. FLOOR AREA 46.1 SQ.M. (496 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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