



Character 3 bedroom house in popular village turning

32 Gun Road Gardens, Knebworth, SG3 6ED



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This 1930s semi detached village house is well presented and conveniently located for access to Knebworth's mainline railway station with frequent service to London Kings Cross. The accommodation comprises: entrance hall, sitting room, dining room/ conservatory, snug/bed 4, fitted kitchen, 3 first floor bedrooms, contemporary family bathroom, gas fired heating a double glazing throughout. The house boasts a large corner plot that wraps around the side and rear, offering excellent scope for extension (subject to obtaining all the normal planning consents). There is driveway parking for 2 cars along with features including character original doors with brass door knobs and picture rails.

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 £525,000 Freehold



Proximity

All times & distances are approximate as a guide only: Stansted airport 24 miles - 45 mins - 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:

Gravel pathway leading to part glazed front door to:

Entrance Hall 13' x 5'10 (3.96m x 1.78m)

This welcoming entrance hall has varnished wooden floorboards, staircase with attractive balustrade leading to the first floor and a window to the side. There is a low under-stairs storage cupboard, and a further large under-stairs cupboard that houses the electric meter and has a window to the front, so may have potential to convert into a WC (subject to building regulations). The entrance hall has a radiator, pendant ceiling light and doors to living room and to:

Kitchen 12'10 x 9'9 (3.91m x 2.97m)

This bright, south facing kitchen has a window to the side overlooking the garden. There is a range of Calvados wood laminate wall and base units with brushed stainless steel handles and roll top working surfaces that have tiled splash-backs and incorporate a stainless steel sink with mixer tap and drainer. Integrated appliances include a fridge, freezer, Neff dishwasher, Fagor washer dryer, Belling electric oven with further oven/grill and Neff 5 ring gas hob with Neff brushed stainless steel extractor hood over. The floor has ceramic tiling, and there are inset ceiling spotlights. Door to:

Dining Room/ Conservatory 12'11 9'7 (3.94m 2.92m)

This attractive addition to the property is currently in use as a dining room, but could serve equally as well as a further sitting area. (It has high specification glass so that the room can be used all year round.) There is ceramic tiling to the floor, a radiator, wall light, double doors to the rear garden and door to:



Snug/ Bedroom 4 9'1 x 11'5 nt 9'4 (2.77m x 3.48m nt 2.84m)

A versatile room currently in use as a TV snug, but could also lend itself for use as a playroom or a fourth bedroom. There is an attractive shaped ceiling with beams, ceramic floor tiling, two windows to the side and a cupboard with hanging space and sliding door. TV point, telephone point and radiator.

Lounge 18'2 x 11'2 (5.54m x 3.40m)

A dual aspect room with window to the front and double doors opening to the Conservatory. There are varnished floor boards, exposed ceiling beams, a picture rail and a fireplace with Adam style timber surround, exposed brick work and quarry tiled hearth. There are two radiators, a TV point and a pendant ceiling.

Staircase from entrance hall leading to first floor:

Landing 11'3 x 2'6 (3.43m x 0.76m)

With a window to the side, hatch to lit and boarded loft, and doors to all first floor accommodation.

Bedroom One 14'2 x 8'9 (4.32m x 2.67m)

This double bedroom has a window to the rear, pretty feature cast iron fireplace, picture rail, radiator and ceiling light.

Bedroom Two 11'2 x 9'1 (3.40m x 2.77m)

Another double size bedroom with window to the front, picture rail and ceiling light.

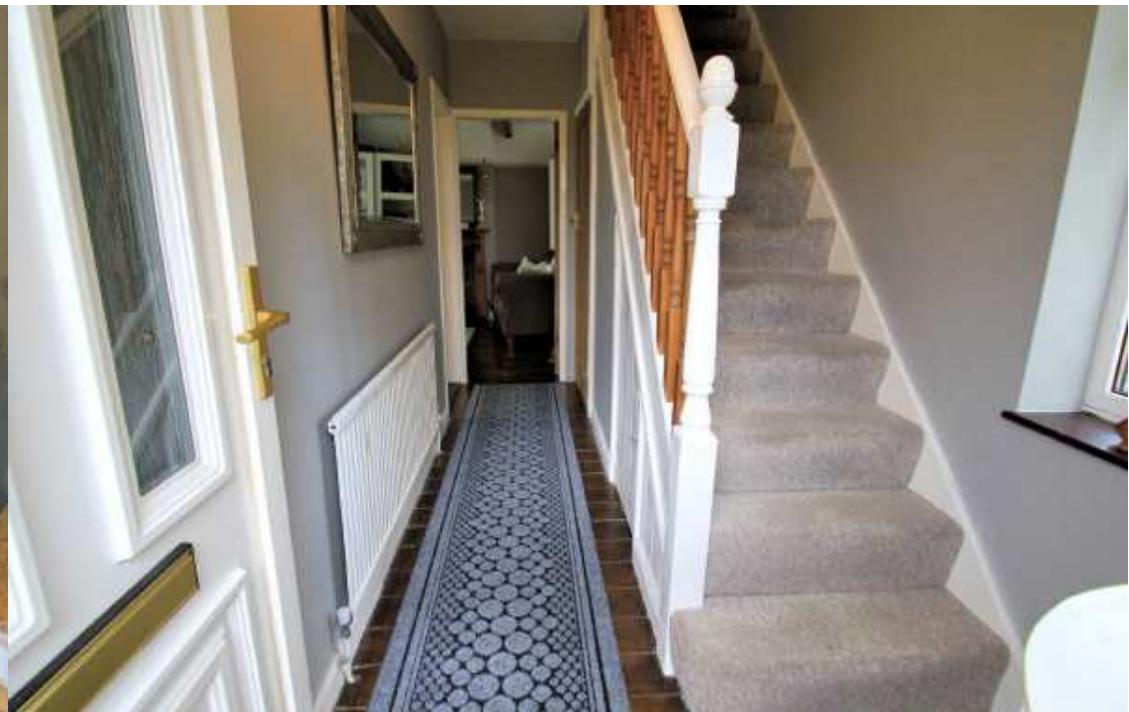
Bedroom Three 9'10 x 8'9 nt 7'5 (3.00m x 2.67m nt 2.26m)

With window to the rear, radiator, picture rail and ceiling light.

Family Bathroom 10'3 x 9'2 nt 6' (3.12m x 2.79m nt 1.83m)

This contemporary bathroom has a white suite comprising bath with tiled surround, chrome mixer tap and hand held shower, wall mounted wash hand basin with chrome mixer tap and tiled splash-back, and low level WC with concealed flush. There is a shower cubicle with tiling to its walls, power shower with monsoon head and further hand-held shower attachment. The bathroom floor has ceramic tiling, there are inset ceiling spotlights, a chrome towel radiator and an opaque window to the side.

Outside



The Rear Garden

A particular feature of the property, this corner plot provides a rear garden that wraps around the side and rear of the house, so providing excellent potential for extension (subject to normal consents). The aspect is East through South to West, and we are told by the sellers that there is sunshine somewhere in the garden throughout the day (when it is sunny of course!). There is a large lawn, borders planted with shrubs including Buddleia, Honeysuckle, timber fenced boundaries, mature tree and privet hedge. External tap.

The Front Garden & Driveway

Paved hard standing providing parking for two cars, flower beds with shrubs including lavender, privet hedging, front gate with pebble pathway to front front door and gated side access.

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



32, Gun Road Gardens, KNEBWORTH, SG3 6ED

Dwelling type: Semi-detached house
Date of assessment: 25 October 2017
Date of certificate: 25 October 2017
Reference number: 2758-7969-7220-5843-6934
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

Use this document to:

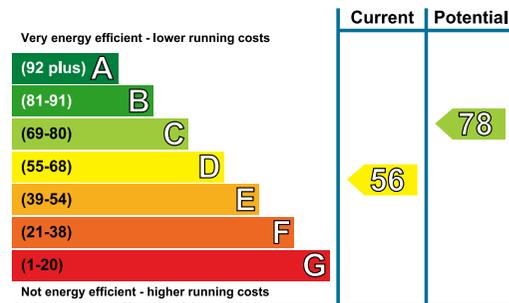
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,558
Over 3 years you could save	£ 1,095

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 192 over 3 years	
Heating	£ 2,946 over 3 years	£ 2,052 over 3 years	
Hot Water	£ 324 over 3 years	£ 219 over 3 years	
Totals	£ 3,558	£ 2,463	

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.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Internal or external wall insulation	£4,000 - £14,000	£ 774	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132	✓
3 Low energy lighting for all fixed outlets	£25	£ 84	

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.

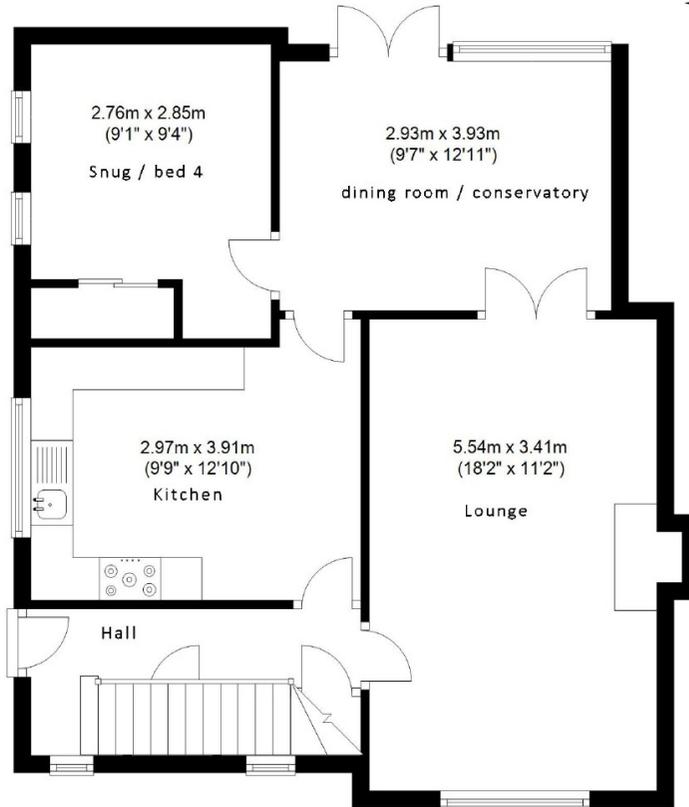


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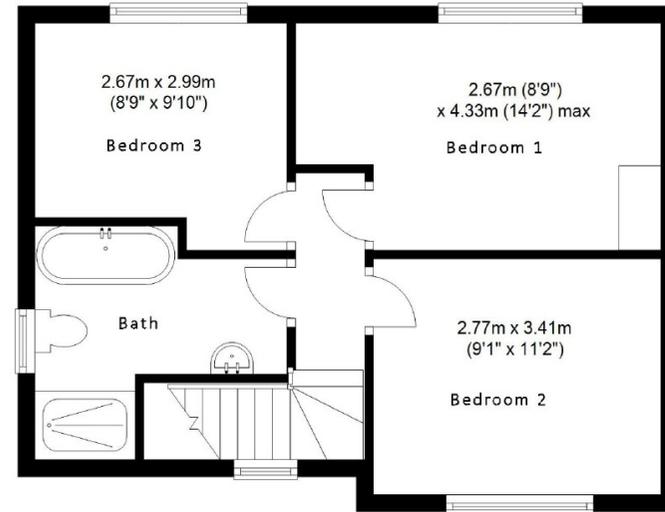
Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 100.1 sq. metres (1077.4 sq. feet)