



PUTTERILLS

est. 1992

32 Gun Road Gardens, Knebworth, SG3 6ED  
**Offers in excess of £500,000**

## Character 3 bedroom house in popular village turning

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.

### 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, Favor 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.

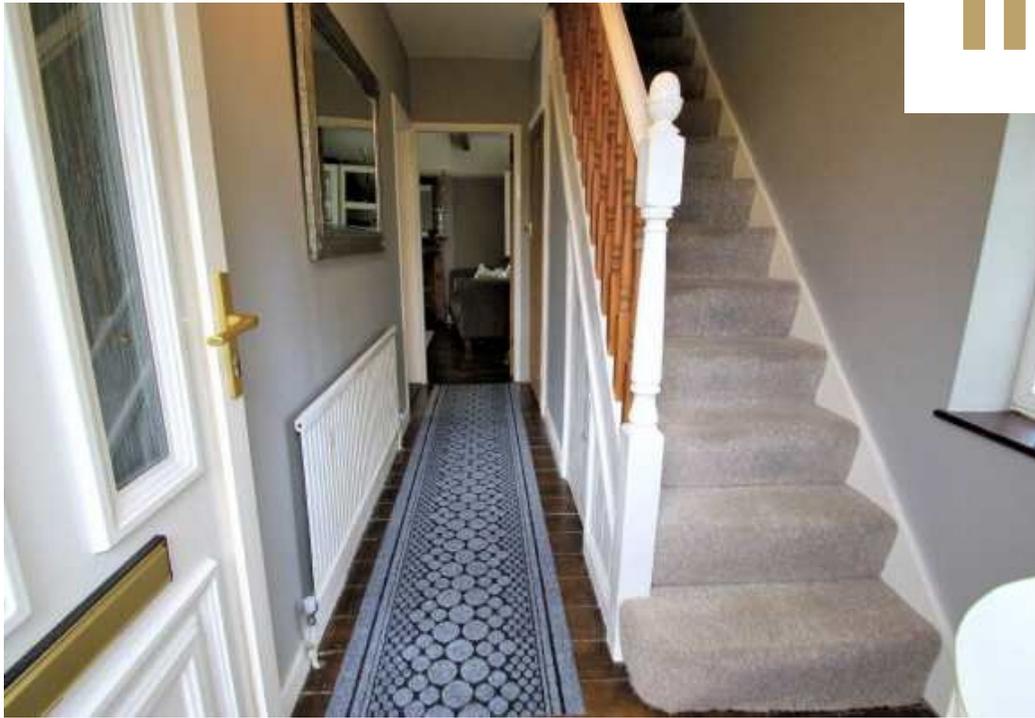
#### **Viewing Information**

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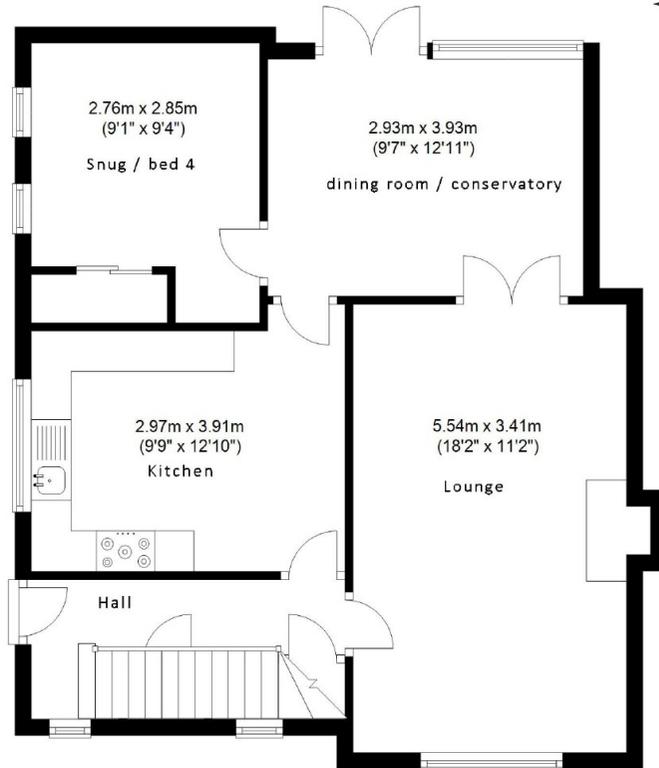
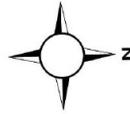






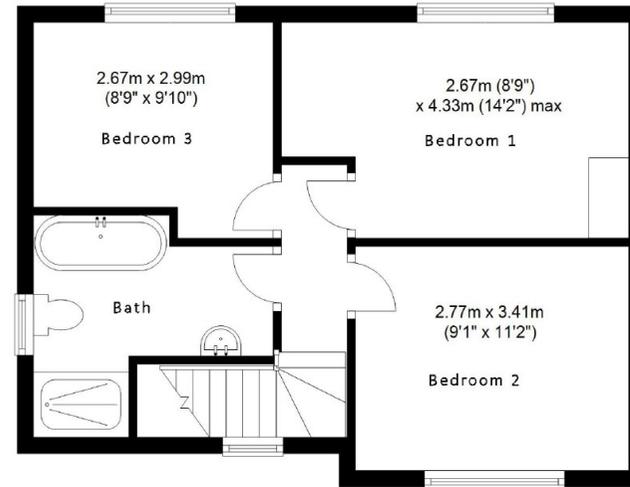
### Ground Floor

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)



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