



PUTTERILLS

— est. 1992 —

7 Oak Tree Gardens, Knebworth, SG3 6EQ

**Price £599,950**

## Immaculately presented detached 4 bedroom village house

This immaculately presented detached house was constructed in 2016 by the highly regarded local builder Matthew Homes. The property is situated on a popular development of just 13 dissimilar home within easy reach of the mainline rail link to London Kings Cross and the village high street. The bright and airy accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, lounge, kitchen/dining room and cloakroom. To the first floor there are 4 bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom. Outside there are front and rear gardens, a single garage and driveway parking for 1 vehicle. There are also additional visitors parking bays.

### Proximity

#### The accommodation is

Covered storm porch and front door to:

#### Entrance hall

A good size welcoming approach to the accommodation with walnut effect flooring, radiator and doors to:

#### Lounge 17'1 x 9'11 (5.21m x

This bright and airy lounge has been decorated in soft neutral tones with a window to the front, radiator, TV aerial socket and telephone point.

#### Kitchen/dining room 17'2 (nt

Fitted with a range of almond

coloured high gloss wall and base units with timber effect roll top working surfaces and inset stainless steel 1 bowl sink with chrome mixer tap. Appliances include stainless steel oven and grill with 4 ring gas hob, stainless steel splashback and chimney style extractor fan, integrated dishwasher and washing machine and space for an american style fridge freezer. There are ceramic floor tiles, chrome inset ceiling spotlights, radiator, TV aerial socket, wall mounted gas boiler providing for heating and domestic hot water, window to the rear and french doors to the rear garden.

### Cloakroom

Fitted with a white suite comprising close coupled WC and corner wash handbasin with chrome lever style mixer tap. There is tiling to splashbacks, ceramic floor tiles, radiator and extractor fan.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

### Landing

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

#### Bedroom 1 12'6 (max) x10'

This lovely double room has been decorated in soft neutral tones and benefits from an

additional dressing area. There is a window to the front, radiator, TV aerial socket and door to:

### **En-suite shower room 7' x 5'1**

Fitted with a white suite comprising double shower cubicle with chrome wall mounted shower and glass bi-folding screen, close coupled dual flush WC and pedestal wash handbasin with chrome mixer tap. There is a chrome ladder style heated towel rail, shaver socket, chrome inset ceiling spotlights, tiled walls, ceramic floor tiles and opaque window to the front.

### **Bedroom 2 19'5 x 9'7 (5.92m**

A sizeable dual aspect double room with dormer window to the front and further window to the rear and radiator.

### **Bedroom 3 11'6 x 9'10 (3.51m**

Another double room with window to the rear and radiator.

### **Bedroom 4 8'9 x 7'1 (2.67m x**

Window to the rear and radiator.

### **Bathroom 6'10 x 6'3 (2.08m x**

Fitted with a modern white suite comprising bath with glass

shower screen and chrome mixer tap with wall mounted chrome shower attachment, close coupled dual flush WC and pedestal wash handbasin with chrome lever style mixer tap. There are tiled walls, ceramic floor tiles, shaver socket, chrome ladder style heated towel rail, extractor fan, chrome inset ceiling spotlights and opaque window to the side.

### **Outside**

#### **Rear garden**

Mainly laid to lawn with a paved patio immediately to the rear of the property, security lighting, outside tap, timber fence to boundary and gate to:

#### **Front garden**

Laid to lawn with attractive evergreen planting.

#### **Garage & driveway parking**

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

#### **Visitors parking**

There are several visitors parking bays on the development.

### **Council tax band & EER**

EER-B

Council tax band-F £2,364.00

### **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.











