



P U T T E R I L L S

— est. 1992 —

Strathmore, Gun Road
Knebworth SG3 6BP

Guide price £585,000

Pretty 4 bedroom semi detached character house in central village road.

This attractive character semi detached house is situated in a popular village turning within easy reach of the mainline rail link to London Kings Cross and the bustling village high street. The sizeable accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, sitting room, dining room, study, kitchen/breakfast and cloakroom. To the first floor there is a good size landing, 4 bedrooms, 3 of which are doubles, and a family bathroom. There is a private rear garden, side garden and front garden affording parking for 4 vehicles.

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

Pretty canopy style porch and glazed front door to:

Entrance hall 14'7 x 5'11

With laminate flooring, coving to ceiling, radiator and doors to:

Study 9'11 x 9'7 (3.02m x

With window to the front, radiator, telephone point, bookshelves and timber beams to the ceiling.

Sitting room 17'8 x 12'8

A good size room with french doors leading to the rear garden, a window overlooking the rear, attractive red brick fireplace with quarry tiled hearth and coal effect gas fire, laminate flooring, 2 radiators, 4 wall lights, TV aerial socket, dado rail and double multi pane doors to:

Dining room 12'8 x 11' (3.86m

A well proportioned room with laminate flooring, radiator, 2 wall lights, window to the rear

and double multi pane doors to:

Kitchen/breakfast room 20'8

Fitted with a range of maple effect wall and base units with additional drawers, roll top working surfaces above, tiled upstand and inset 1 bowl stainless steel sink with chrome mixer tap. Appliances include integrated fridge freezer, space for range style oven with stainless steel chimney style extractor fan above, further space for washing machine, tumble dryer and dishwasher. There are inset ceiling spotlights, a window to the front, stable style door leading to the side courtyard garden,

radiator and slate effect floor tiles.

Cloakroom

Fitted with a white suite comprising low level WC and wall mounted wash handbasin with chrome taps and tiled splashback. There is laminate flooring and an extractor fan.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

A lovely sizeable landing with attractive timber balustrade, coving to ceiling, radiator, window to the front, radiator, hatch to boarded loft with lighting and doors to:

Bedroom 1 13'1 x 9'11 (3.99m x

A good size double with window to the front, fitted wardrobes and a radiator.

Bedroom 2 12'8 x 11'1 (3.86m

Another double room with window to the rear, radiator and TV aerial socket.

Bedroom 3 12'8 x 11'1 (3.86m

With window to the rear, radiator and timber clad ceiling with hatch to further boarded

loft storage space with lighting.

Bedroom 4 10'2 x 9'3

With window to side and radiator.

Bathroom 9'8 x 8'2 (2.95m x

A good size bathroom fitted with a white suite comprising bath with wall mounted chrome taps, shower cubicle with glass doors and chrome wall mounted shower, pedestal wash handbasin with chrome lever style tap and bidet with chrome tap. There is a white ladder style heated towel rail, fully tiled walls, ceramic floor tiles, inset ceiling spotlights and opaque window to the side.

Outside

Rear garden

With paved patio immediately to the rear of the property leading to a deep lawn. There are borders of mature shrubs, a brick built shed, timber fencing to boundary and a picket style gate to:

Side Garden

Laid to paving with external power point, outside lighting and 5 bar gate to:

Front garden & parking

With laurel hedge to boundary and parking for approximately 4 vehicles.

Viewing information

BY APPOINTMENT ONLY
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