



PUTTERILLS

est. 1992

'The Elms', Gun Road
Knebworth SG3 6BP
Price £750,000

Character 4 bedroom semi-detached village house with south facing garden.

This attractive and carefully enlarged 1920's semi-detached village house has extensive accommodation arranged on three levels, and is conveniently located for access to Knebworth's mainline rail link with frequent service to London Kings Cross. The extremely well presented accommodation comprises: central entrance hall, lounge, playroom/study, contemporary kitchen/dining room, 3 first floor bedrooms, family bathroom, and a loft conversion that provides a suite with sitting area, 4th bedroom and further bathroom. There is a professionally landscaped South facing rear garden, ample driveway parking and a detached oversized garage. "The Elms" is offered CHAIN FREE and has planning consent granted for a two storey side extension.

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:

Entrance Hall 17'11 x 5'11 (5.46m x 1.80m)

Approached via a part glazed front door with exterior lights to either side, the entrance hall is welcoming and bright. There are useful coats hanging cupboards, a shoe cupboard and staircase to the first floor. There is porcelain tiling to the floor with underfloor heating, inset ceiling lights, and doors to the majority of the downstairs accommodation including:

Lounge 13'10 x 11'10 (4.22m x 3.61m)

A bright room with French doors and glazed side panels overlooking the rear garden. There

is a stone fireplace with mantle, hearth and gas coal effect fire. The lounge has been fitted with a concealed pull down "cinema screen" and projector, alongside wiring for surround sound which will remain (sound system will not be included however). There are pendant ceiling lights, oak effect flooring, a radiator and folding wooden doors to:

Study/ Playroom 10 x 9'7 (0.25m x 2.92m)

The concertina doors from the lounge open to almost the full width of this room, so can create flexible living space that can be opened up to give additional space to the lounge. Currently in use as an office, this room is versatile and could be used as a study, hobbies room or playroom. There is a range of full height storage units with oak effect sliding doors, a window to the front, ceiling light, oak effect flooring and radiator.

Kitchen / Dining Room 28'5 x 11'8 (8.66m x 3.56m)

Approached from the entrance hall, the kitchen/dining room is an impressive room with a contemporary feel and two distinct areas. The kitchen has been fitted with a range

of grey and white gloss fronted units with feature lighting and silver coloured glass splash-backs. The white quartz work tops incorporate a 1 bowl Franke sink with chrome mixer tap and Quooker heated tap. Appliances include a Bosch electric steam oven and a Bosch electric oven/ microwave with warming drawer below. There is a Samsung dishwasher, a small wine fridge and space for an American style full height fridge freezer. The porcelain tiled floor again benefits from under floor heating and extends into the dining area where there is space for a table and chairs and views across the garden from glazed bi-fold doors that almost span the width of the room.

Cloakroom & Utility 9'6 x 7' (2.90m x 2.13m)

Approached from the entrance hall, this useful room has a white suite comprising pedestal wash hand basin and low level WC. There is space for a washing machine and dryer under a work top with cupboards over, one of which house the Worcester Green Star gas fired boiler. Further full height utility cupboards provide useful storage space and house the Megaflo pressurised water cylinder. There is a radiator, open window to the front extractor

fan, ceramic tiled floor and pendant ceiling light.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing 13'10 x 14'11 maximum (4.22m x 4.55m maximum)

This spacious landing has two windows to the front providing lots of light. There are two storage cupboards, one under the stairs, ceiling spot lights and a radiator. A staircase rises to the second floor and there are doors to all first floor accommodation including :

Bedroom 1 14'6 x 12' (4.42m x 3.66m)

With window to the rear overlooking the garden and a range of fitted wardrobes and co-ordinating dressing table in beech effect finish. There are two pendant ceiling lights and a radiator.

Bedroom 2 10'3 x 8'9 (3.12m x 2.67m)

Another double bedroom with oak effect laminate floor, inset ceiling spot lights, radiator and window to the rear. There is a deep storage cupboard with light, currently with hanging space and shelving, which might lend itself to providing a small en-suite WC.

Bedroom 3 9'9 x 9'5 (2.97m x 2.87m)

A nicely proportioned room with window to the side, radiator and ceiling light.

Bathroom 8'8 x 5'5 (2.64m x 1.65m)

The family bathroom has an opaque window to the side and is fitted with a white suite comprising vanity unit with inset wash hand basin and storage below, shaped panelled bath with jacuzzi feature and shower over, and low level WC. There is a chrome towel rail, inset ceiling spot lights and tiled walls with feature dado tiling.

STAIRCASE FROM LANDING LEADING TO SECOND FLOOR:

Suite Comprising Sitting Area, Bedroom and Bathroom

The current owners have cleverly converted the loft space to provide a suite ideal for a teenager:

Sitting area 21'11 x 9'4 (6.68m x 2.84m)

Window to the rear, vertical radiator, storage cupboards with sliding doors and hanging and shelved storage space. There is a TV point and inset ceiling spot lights. An adjacent area makes the most of the eaves space with mirror and opaque fronted storage cupboards to either side and leading to:

Bedroom 4 16'3 x 7'9 (4.95m x 2.36m)

With shaped ceiling, large apex window to the rear with views, and "Velux" window to the side. There is a radiator and inset ceiling spotlights.

Bathroom 5'6 NT 4'2 x 8'2 (1.68m NT 1.27m x 2.49m)

Fitted with a white suite comprising vanity has hand basin, low level WC, and panelled bath with tiled surround, mixer tap and hand held shower. There is an extractor fan, inset spotlights and window to the side

OUTSIDE

Rear Garden

Approx 99' x 35'. This South facing garden has been professionally landscaped and provides a deep patio area with steps and gated access to shaped lawns with feature pathway and planted flower beds around, There is a shed, a wooden summer house, an attractive sitting area, and a fenced compost area. At the back of the house there is exterior lighting and an outside tap.

Front Garden

Providing parking space for up to four cars and with an attractive flower bed.

Side Driveway & Garage

To the side of the property there is a driveway that leads to the garage and provides bin

storage space and has gated access to the front driveway. The garage measures 26'8 x 11'3 internally, there is light and power, a window and personal door to the side, and electronically operated up-and-over door for vehicular access.

Agent's Note Re Planning Consent Granted

Provides scope for a two storey extension, plans for which have been submitted to and approved by the local council planning department. These plans can be seen on the floor plan tab against on our website.

EER & Council Tax

Council Tax Band E £2,000.00
Energy Efficiency Rating (EER) - TBA

Viewing Information

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

Please Note

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Fixtures & Fittings

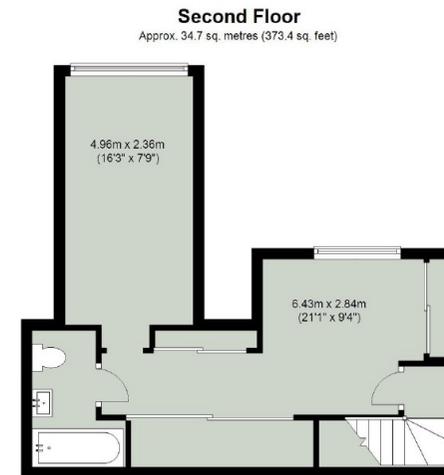
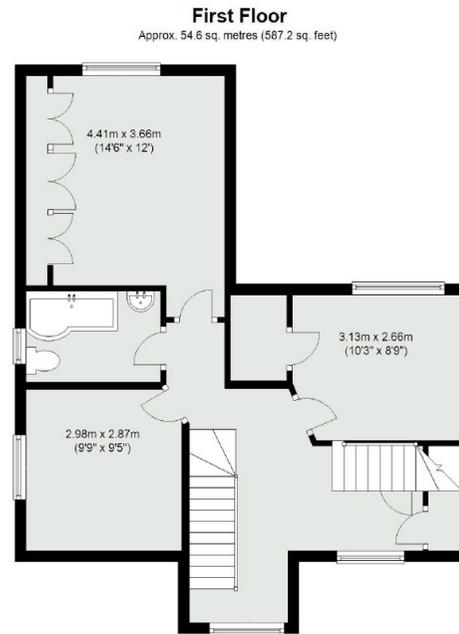
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.











Total area: approx. 162.4 sq. metres (1748.0 sq. feet)



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