



Well presented 3 bedroom mid row character house.

18 Bury Lane, Datchworth, SG3 6ST



## 18 Bury Lane, Datchworth, SG3 6ST

This well proportioned 3 bedroom mid-row house was built in the 1930's & enjoys direct borders onto the most wonderful countryside with far reaching views. The accommodation comprises: Entrance lobby with staircase, sitting room, kitchen/dining room, family room, cloakroom and a modern family bathroom. Outside is a lovely rear garden of approximately 130' and private driveway parking to the front for 2 vehicles. The property benefits from gas heating to radiators and double glazing throughout. VIEWING HIGHLY RECOMMENDED

The highly desirable East Herts village of Datchworth lies to the East of Knebworth village and enjoys some beautiful surrounding countryside. The wonderful village green with tennis courts, cricket pitch and pavilion, is host to a number of local events throughout the year and forms a focal point for resident gatherings, fireworks displays, local fetes and the likes. With its own well regarded Junior Mixed Infants school, shop/off licence & tea room, the area is ideal for families and retirees alike. Indeed it is this mix of residents that makes Datchworth such a delightful and highly sought after location. There are 3 public houses including the well regarded Tilbury with a fabulous restaurant. The village Church is situated at the opposite end of the village benefiting from the most amazing views. Nearby Knebworth (approx 2 miles) provides further shopping facilities for daily needs, Doctor and Dental Surgeries, Library, Recreation Ground and British Rail Mainline Station with service to London Kings Cross. Welwyn Garden City (approx 6 miles), Stevenage (approx 5 miles) and the county town of Hertford (approx 6 miles) provide more comprehensive shopping and leisure facilities.

Price £399,950 Freehold



### 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 (via Closeby Knebworth)

### The accommodation is arranged as follows:

½ glazed front door with attractive stained glass panel leading to:

#### Entrance lobby

Staircase to first floor, radiator and Oak effect door to:

#### Sitting room 14'7 x 11'10 (4.45m x 3.61m)

This cosy, well proportioned sitting room benefits from an attractive Limestone fireplace with inset pebble effect gas fire, radiator, coving to ceiling, inset ceiling spotlights, TV aerial socket and leaded window to front. A doorway leads to:

#### Kitchen/dining room 19' x 8'10 (5.79m x 2.69m)

Fitted with a range of Oak wall and base units with roll top working surfaces above, tiled splashback and inset 1½ bowl stainless steel sink with chrome mixer tap. There is a Neff split level oven and grill, 4 ring ceramic hob and concealed extractor fan above together with additional space for a washing machine, tumble dryer, dishwasher and fridge/freezer. A leaded light window overlooks the rear garden and there is coving to the ceiling, beech effect laminate flooring, radiator, deep understairs storage cupboard and built in dresser with glazed display cabinet above. Double multi pane doors lead to:

#### Family room/playroom 14' x 12'3 (nt 9'7) (4.27m x 3.73m (nt 2.92m)

This useful addition to the property has patio doors opening to the rear garden, coving to ceiling, inset ceiling spotlights, radiator, beech effect laminate flooring and door to:



### Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted wash handbasin with chrome taps and tiling to splashback. There is beech effect laminate flooring, radiator, deep storage cupboard and opaque window to side.

### STAIRCASE FROM ENTRANCE LOBBY TO FIRST FLOOR

#### Landing

With hatch to boarded loft with pull down ladder and lighting housing gas boiler providing for heating and domestic hot water. There is a shelved airing cupboard housing hot water cylinder and Oak doors to:

**Bedroom 1** 10'11 x 9'9 (nt 8'7) (3.33m x 2.97m (nt 2.62m)

With leaded window to rear overlooking open countryside, coving to ceiling and radiator.

**Bedroom 2** 10'4 x 10'1 (3.15m x 3.07m)

Another double room with cast iron ornamental fireplace, radiator and leaded window to front.

**Bedroom 3** 8'11 x 7'8 (2.72m x 2.34m)

Leaded window to rear and radiator.

**Bathroom** 7'1 (nt 4') x 8'4 (nt 4'10) (2.16m (nt 1.22m x 2.54m (nt 1.47m)

Fitted with a modern white suite comprising bath with chrome wall mounted taps and monsoon style wall mounted shower, low level dual flush W.C and wash handbasin with chrome mixer tap inset into cherry effect vanity cupboard. There is a matching bathroom cabinet with mirror, shaver socket and inset lighting, chrome ladder style heated towel rail, tiling to splashbacks and vinyl flooring. An opaque window overlooks the front and there is an extractor fan.

### Outside



### Rear garden

With an approximate depth of 130'. Block paved patio immediately to the rear of the property leading to a deep lawn with lavender shrub borders and a path leading to a timber garden shed and playhouse. There is an outside tap, power point and ornamental lighting, timber fencing to boundary with low level picket fence to rear allowing far reaching views over neighbouring countryside. A timber gate to the side allows access to the front via the neighbouring property.

### Front garden

Mainly laid to block paving affording parking for 2 vehicles with mature evergreen shrubs to the side border. There is a low level picket fence to one side and a low level brick wall with shaped timber fencing above to the other. The garden also benefits from outside lighting.

### Viewing information

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

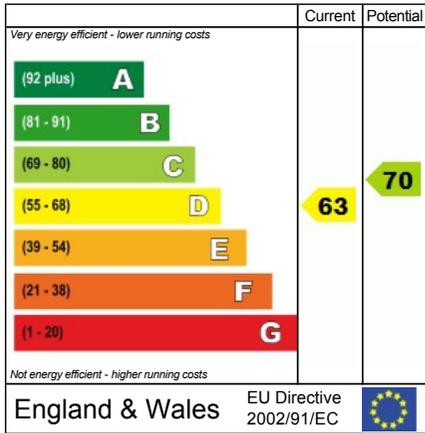


18, Bury Lane  
Datchworth  
KNEBORTH  
SG3 6ST

Dwelling type: Mid-terrace house  
Date of assessment: 29 June 2011  
Date of certificate: 29 June 2011  
Reference number: 2518-4042-6256-8989-0930  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 91 m<sup>2</sup>

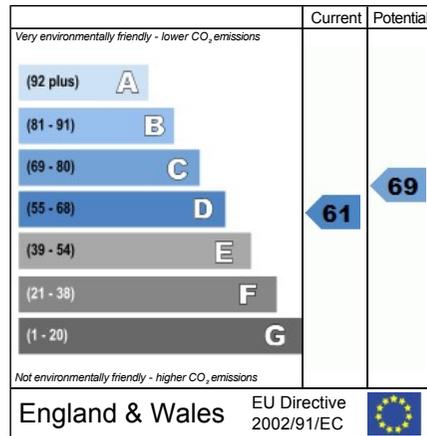
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	228 kWh/m <sup>2</sup> per year	182 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.0 tonnes per year	3.2 tonnes per year
Lighting	£75 per year	£46 per year
Heating	£646 per year	£530 per year
Hot water	£84 per year	£85 per year

**You could save up to £144 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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