



PUTTERILLS

— est. 1992 —

42 Woodstock
Knebworth SG3 6EA
Price £340,000

Well presented 3 bedroom end row village home

This lovely 3 bedroom end row house has a wrap-around plot with gardens to both sides, and is situated in a popular village turning. Built by Rialto Homes in the mid 1980's the house is within easy reach of the high street, railway station and school. The accommodation benefits from double glazing along with gas heating to radiators and comprises: entrance hall, lounge, lovely kitchen breakfast room, cloakroom & modern white bathroom. There is a loft space that provides excellent storage or the potential for conversion subject to normal consents. Outside there is a low maintenance rear garden, front garden, and two allocated parking spaces.

Knebworth village dates back to Neolithic times and lies between the towns of Stevenage (to the north) and Welwyn Garden City (to the south). The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes).

Our busy High Street has shops that adequately cater for daily needs and includes: chemist, post office, library, doctors surgery, 2 dentists, Cooperative general store, well regarded junior/mixed infant school, churches and a recreational ground with tennis courts, bowling green and children's play area. On the village outskirts is Knebworth's private members Golf Club and a Fitness centre with gymnasium and pool facilities.

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

The accommodation is arranged as follows

Open canopy style porch with external store cupboard housing gas fired boiler, and glazed front door leading to:

Entrance Hall 5'11 x 3'6 (1.80m x 1.07m)

This welcoming approach has wood strip effect flooring, space for coats, ceiling light, door to lounge and door to:

Cloakroom 5'3 x 2'9 (1.60m x 0.84m)

Fitted with a modern white suite comprising low level WC and vanity wash hand basin set on a wooden shelf with natural edge and attractive mosaic tiled splash back. There is further ceramic tiling to the walls and floor and a chrome heated towel rail. The cloakroom has a high level opaque window to the front together with inset ceiling spotlights.

Lounge 16'4 NT 13'1 x 14'10 (4.98m NT 3.99m x 4.52m)

An attractive living space with wood strip effect flooring and glazed French Doors with side windows overlooking the patio and garden. There are two ceiling lights, a radiator, TV point and stairs to the first floor, door to an under-stairs storage cupboard and glazed door opening to:

Kitchen Breakfast Room 14'9 x 8'5 (4.50m x 2.57m)

Fitted with a range of light coloured wall and base units with cupboards and drawers, and roll top working surfaces incorporating a stainless steel sink with mixer tap and drainer set under a wide, shelved bay window overlooking the garden. Appliances include a high level electric double oven, gas hob with extractor fan over, and dishwasher. There is space for a free standing fridge freezer and

washer dryer. The kitchen has tiled splash backs, a quarry tiled floor, two ceiling lights and a radiator. There is space for a table and chairs.

Staircase from lounge leading to:

Landing

The spacious landing has doors to all first floor accommodation and a hatch to the loft which has been improved to provide excellent storage space with Velux window and in built shelving. The loft space measures 13'8 x 7'1 widening to 9'6 (4.17m x 2.18m widening to 2.90m).

Bedroom 1 14'9 x 8'8 (4.50m x 2.64m)

A spacious room with window to side, radiator and ceiling light.

Bedroom 2 9'1 NT 6'8 x 8'5 NT 5'5 (2.77m NT 2.03m x 2.57m NT 1.65m)

Currently in use as a second sitting area (the current owners have furnished with a sofa that pulls out to a double bed - not included), this bedroom has window to the side, radiator and ceiling light.

Bedroom 3 9'9 x 6'2 (2.97m x 1.88m)

This bedroom has a window to the side, radiator and ceiling light.

Bathroom 6'10 x 5'5 (2.08m x 1.65m)

Fitted with a contemporary white suite comprising low level WC with concealed cistern, wash hand basin set into a vanity unit with cupboards below and shelf, and a panelled bath with mixer tap and wall mounted shower over. There is ceramic tiling to the walls, attractive mosaic tiling as a splash back to the basin, ceramic tiled floor, heated chrome towel rail, inset ceiling spotlights and an opaque window to the front.

Outside

Gardens

The property has a plot that extends to both sides, one side being mainly laid to lawn with a mature ornamental Cherry tree, the other side, in use as a traditional "back garden", is laid to lawn with attractive

sleeper edged beds planted with shrubs including hydrangea and magnolia. This garden has timber fenced surrounds, a garden shed and gated access to the rear and to the:

Parking

Immediately adjacent to the the property boundary there are two allocated parking spaces. Visitors parking bays can be found closeby

EER & Council Tax

Council Tax Band D £1,730.00 PA 2018/2019.

Energy Efficiency Rating (EER) - D (prior to recently fitted boiler)

Viewing Information

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

Disclaimer

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Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale. 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.









