



PUTTERILLS

est. 1992

31 Park Lane
Knebworth SG3 6PH
Price £999,950

Substantial 4 bedroom detached character house in convenient village location.

This imposing detached family house is situated in a convenient location within easy reach of the mainline rail link to London Kings Cross and the village high street and highly regarded primary school. The property offers a wealth of character features including plaster coving to ceilings, picture rails and fireplaces and has been meticulously maintained by the current vendors. The accommodation comprises entrance hall, cloakroom, family room, living room/dining room, kitchen/breakfast room, office and utility room. There is a lovely staircase leading to the first floor where there are 4 double bedrooms with en-suite shower room, dressing area and balcony to the master bedroom and a separate family bathroom and WC. Outside there is a low maintenance rear garden with timber outbuildings, front garden, single garage & driveway parking for several vehicles.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: 2 chemists, post office, library, doctors surgery, 2 dentists, Cooperative general store, superb Indian restaurant and Chinese take away, 2 cafés, wine merchants, well regarded junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and childrens play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

Close by historic Old Knebworth has some wonderful bordering countryside, stunning scenery and beautiful walks via Knebworth Park with its stately home (inhabited by Lord Cobbold and his family since 1492), gardens and family parkland. Since 1974 Knebworth has been famously associated with numerous major open air rock and pop concerts which have been held in the grounds of Knebworth House.

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).

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:

A lovely open porch with tiled roof, oak pillars with built in bench seating and quarry tiled floor. A part glazed timber front door leads to:

Entrance hall

A welcoming approach to the accommodation with oak flooring, radiator, deep cloaks cupboard and doors to:

Cloakroom

Fitted with a modern white suite comprising concealed cistern wall mounted WC and wall mounted wash handbasin with contemporary chrome lever style mixer tap inset into white

vanity cupboard. There is a chrome wall mounted ladder style heated towel rail, fully tiled walls, wood effect ceramic floor tiles, brushed chrome inset ceiling spotlights and opaque window to the front.

Family room 17'5 x 14'2 (5.31m x 4.32m)

A cosy L shaped room with windows on the front, oak flooring, TV aerial socket and polished cast iron fireplace with adams style surround.

Living room/dining room 24'11 (max) x 18'3 (7.59m (max) x 5.56m)

This sizeable and flexible living space has been arranged into 2 distinct areas. The dining area has a radiator and opens to the lounge area which has a large bow window overlooking the rear garden, glazed door to the patio and a radiator.

Kitchen/breakfast room 14'1 x 12'2 (4.29m x 3.71m)

Fitted with a range of contemporary white handle free wall and base units and deep pan drawers with granite working surfaces and above, granite splashbacks and inset

stainless steel 1.5 bowl sink with chrome mixer tap. Appliances include Miele integrated dishwasher and fridge, split level stainless steel oven, grill and microwave with warming drawer below, induction hob and stainless steel chimney style extractor fan. There is a separate breakfast bar with granite top affording seating for up to 6 people, Amtico wood effect flooring in a washed grey finish, concealed built in cupboard with brushed chrome sliding door, brushed chrome inset ceiling spotlights, column radiator, window to the rear, glazed door to the rear garden and further door to:

Utility room 8'7 x 6'2 (2.62m x 1.88m)

Fitted with white wall and base units with granite working surfaces above and an additional ladder style cupboard, single drainer stainless steel sink with chrome mixer tap and space and plumbing below for washing machine and tumble dryer and further space for an american style fridge freezer. There is Amtico flooring, brushed chrome inset ceiling spotlights, window to the rear and part glazed door to the rear garden.

Office 17'2 x 8'10 (5.23m x 2.69m)

With coving to ceiling, built in storage cupboard, radiator, 2 windows to the front, telephone point and door to the garage.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With attractive timber balustrade, window to the front, built in storage cupboard with shelves, airing cupboard housing hot water cylinder, hatch to part boarded loft with lighting and doors to:

Bedroom 1 20'6 x 14'2 (6.25m x 4.32m)

A most impressive room with attractive cast iron fireplace, contemporary grey fitted wardrobes, telephone point, radiator and step up to a lovely dressing area, fitted with further wardrobes and french doors opening to a balcony. A further door opens to:

En-suite shower room

Fitted with a white suite comprising wall mounted wash handbasin with chrome lever style mixer tap, shower cubicle with glass door and wall mounted chrome 'Matki' shower and wall mounted WC. There are fully tiled walls, pebble effect flooring, chrome inset ceiling spotlights, radiator, extractor fan, shaver socket and opaque windows to side and rear.

Bedroom 2 14'6 (max) x 14'2 (4.42m (max) x 4.32m)

Another double room fitted with a range of contemporary white wardrobes, TV aerial socket, walk in cupboard with shelves and windows to the front and side.

Bedroom 3 15' x 8'10 (4.57m x 2.69m)

A characterful room with window to the side and radiator.

Bedroom 4 11'8 x 8'11 (3.56m x 2.72m)

With window to the rear, radiator and TV aerial socket.

Bathroom

Fitted with a modern white suite comprising bath with glass shower screen, chrome mixer tap and additional chrome wall mounted 'Matki' shower and wall mounted wash handbasin with chrome mixer tap inset into cherry wood effect vanity cupboard. There is a chrome ladder style heated towel rail, timber effect ceramic floor tiles, fully tiled walls, shaver socket, chrome inset ceiling spotlights and Velux roof light.

W.C

Fitted with a white close coupled WC with tiling to dado height, ceramic floor tiles and opaque window to the side.

Outside

Rear garden

A low maintenance rear garden with a paved patio to the rear and side of the property and a step down to a good size lawn. There are 2 useful timber workshops and borders planted with numerous shrubs and trees. To the side of the property there is an additional timber garden shed and gate to the front and to the other side there is a raised planter wall planted with bamboo, choisya and acer to name but a few. There is a bin store screened with timber trellis and additional timber gate to the front garden.

Front garden

A lovely, well maintained garden with a manicured lawn and well stocked borders planted with a variety of shrubs and trees including bamboo, acer and various conifers. There is also ornamental lighting. The garden is bound by timber fencing to the sides and a shaped low level red brick wall to the front.

Garage & parking

Single attached garage accessed via timber double doors to the front and a personal

door to the rear from the property. There is light and power, eaves storage space, useful workbench with shelves and wall mounted Potterton gas boiler proving for heating and domestic hot water. There is additional driveway parking for several vehicles.

Council tax & EER

Council Tax Band G £2,884.00

Energy Efficiency Rating (EER) - E

Viewing information

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

Please note

Disclaimer

Putterills endeavor 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.

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.

Agents Note

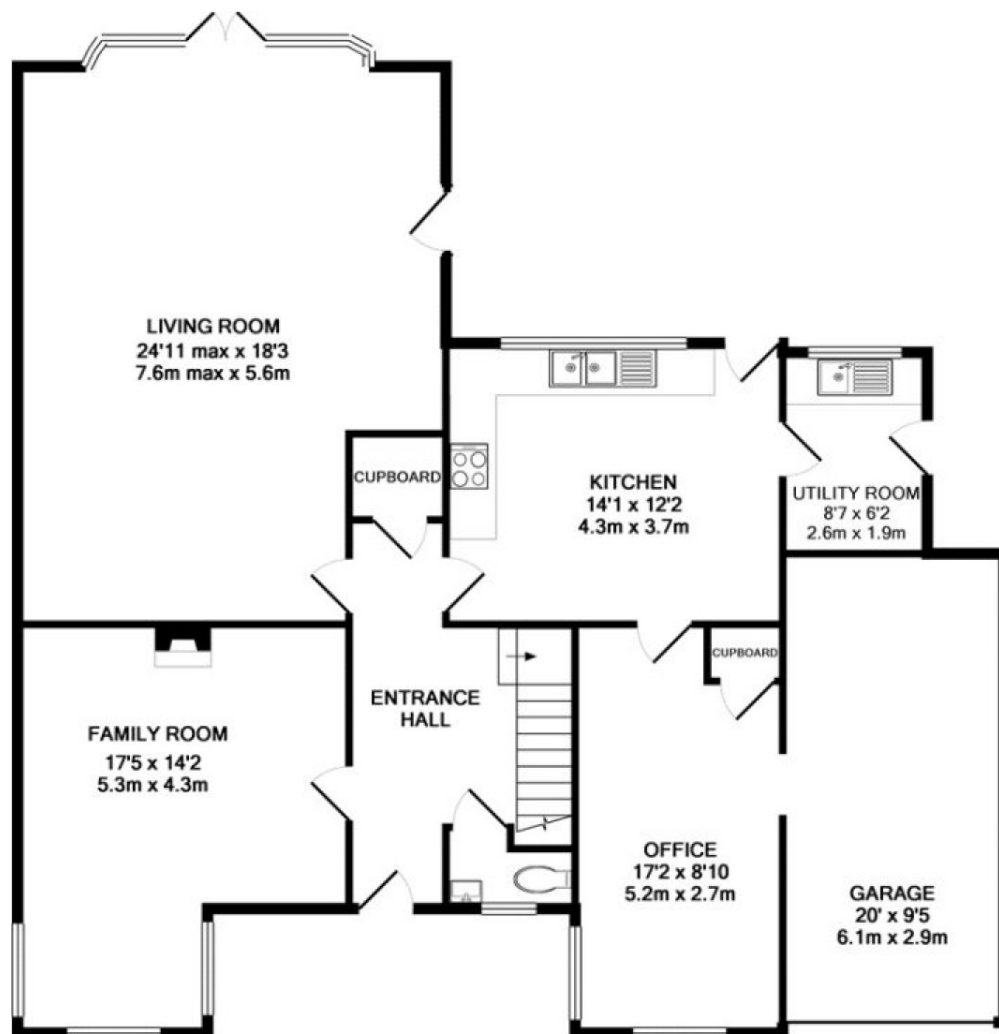
There has been a small structural movement case in the extension only. This has been fully rectified, supporting documentation available.





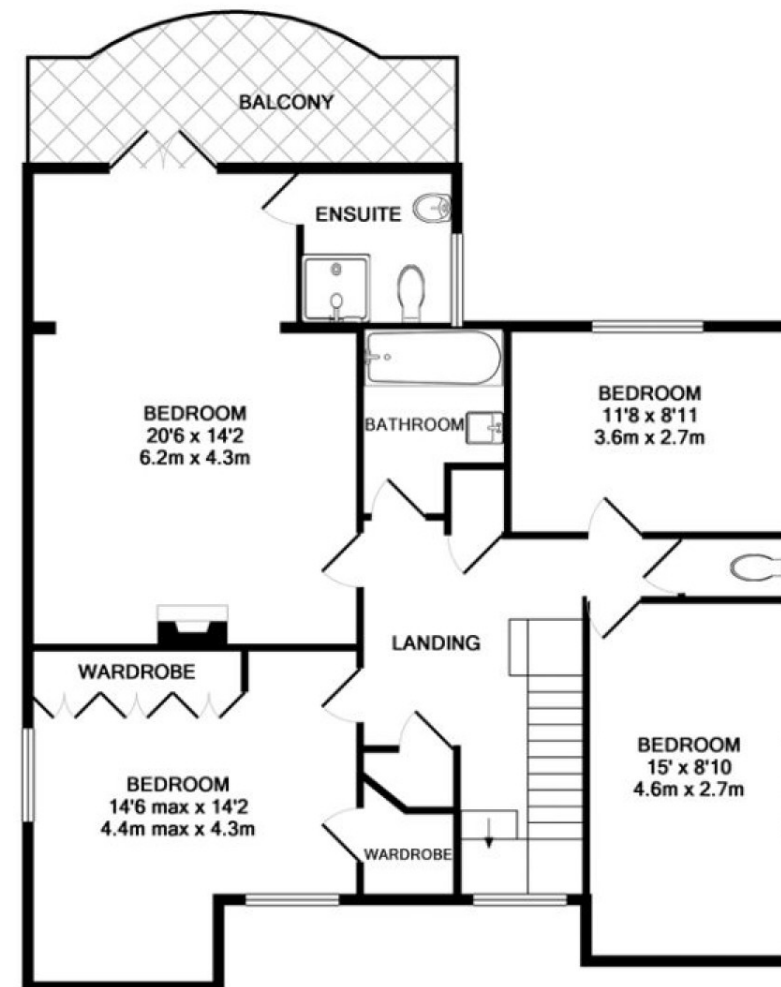






GROUND FLOOR
APPROX. FLOOR
AREA 1349 SQ.FT.
(125.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2326 SQ.FT. (216.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 977 SQ.FT.
(90.7 SQ.M.)