



PUTTERILLS

est. 1992

42 Gun Lane, Knebworth, SG3 6BH
Offers over £699,950

Carefully enlarged 1930's semi detached village house close to mainline rail link.

This carefully enlarged and extremely sizeable semi-detached 1930's house occupies a central village location with minutes of the mainline rail link and neighbourhood shops. With a deep 93' south/westerly facing garden and garage with private drive, the house boasts 4 bright double bedrooms, 3 bath/shower rooms (2 en-suite) and an element of open plan living to include a fabulous kitchen/breakfast room with fine roof lantern and French doors to the extensive sun deck. There is a comfortable sitting and dining area, study/snug, cloakroom, utility room, his and hers walk in wardrobes. CHAIN FREE SALE.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: A chemist, post office, library, doctors' surgery, 2 dentists, Cooperative general store, superb Indian restaurant and Chinese take away, café, 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.

The accommodation is arranged as follows:

Part glazed timber panelled front door leading to:

Vestibule

Oak floor, inset spot light and opening to:

Entrance hall

Oak floor, radiator, staircase leading to the first floor, deep under-stairs storage cupboard and further cloaks cupboard housing fuses and meters. Panelled timber doors leading to:

Cloakroom

White suite comprising low flush WC and floating wash hand basin with mixer tap. Radiator, extractor fan and two inset spot lights.

Study / Snug

This adaptable space has a double glazed window to the side, vertical

radiator, TV point and an alcove base cupboard with book shelving above.

Sitting room

This bright and comfortable space has a walk in double glazed bay window to the front, two vertical radiators, oak floor and a 9'1 opening to:

Dining area

Again with an oak floor, radiator and 10'2 opening to:

Kitchen / breakfast room

This fabulous family/entertaining space has a heated ceramic floor and an extensive range of cream panelled wall and base units to include butcher block working surfaces and an inset double bowl single drainer stainless steel sink unit with mixer tap and cupboards below. There is a peninsular working area with breakfast seating for 5, space for a range style cooker with extractor

hood above, built in dishwasher and space for an American style fridge/freezer. 9 inset ceiling spot lights, double glazed window to rear, vented roof lantern and double glazed French doors allowing access to the deck and rear garden. Door to:

Utility room

Double glazed window to rear and half glazed door to the side. Ceramic tiled floor with under floor heating and wall & base units, Granite worktops to include a Butler style sink with extendable tap. Plumbing for washing machine, space for dryer and built in freezer. Built in double storage cupboard housing a wall mounted gas boiler.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Split level landing

Double glazed window to the side and further staircase leading to the second floor. Shelved linen cupboard and doors leading to:

Bedroom 2

Large double room with double glazed window to the rear, radiator and door to:

En suite shower room

Elegant white suite comprising dual flush WC, wash hand basin with mixer tap and recessed shower cubicle with glass screen, complimentary tiling and integrated chrome shower. 3 inset spot lights, radiator, ceramic tiled floor and double glazed window to the rear.

Bedroom 3

Another large double room with walk in double glazed bay window to the front, stripped timber floor and radiator.

Bedroom 4

Double with two double glazed windows to the front, radiator and a deep under-stairs storage cupboard.

Family bathroom

Modern white suite comprising a dual end panelled bath with central mixer tap and a twin moulded vanity wash hand basin with mixer taps and cupboards below. Dual flush WC, and a shower recess with fitted glass screen, complimentary tiling and integrated chrome shower. Extractor fan, ceramic tiled floor, 5 inset ceiling spot lights, chrome heated towel rail and double glazed window to the rear.

STAIRCASE FROM FIRST FLOOR
LANDING LEADING TO:

Second floor landing

Door to:

Bedroom 1

A very impressive and generous space with 2 Velux windows to both the front and rear. There are 2 radiators and 4 eaves storage cupboards. Walk in wardrobe of approx 12'1 x 4'1 and a further his and hers walk in wardrobe of approx 8'6 x 4'2 min. Door to:

En suite shower room

Modern white suite comprising dual flush WC, contemporary vanity wash hand basin set on a floating stand with mixer tap and storage below. Corner tiled cubicle with integrated shower, ceramic floor, 3 inset spot lights, heated towel rail and extractor fan.

Outside

Rear garden 93' x 29' approx (28.35m x 8.84m approx)

Facing South/Westerly and providing a wide decked area with sleeper border and further steps leading up to another deck and in turn on to a neat lawn. There are established shrub boundaries and a shingled seating area to the rear, with children's play house and sizeable shed with double doors. Personal door to garage which in turn provides access to the front garden and driveway.

Single garage

Of integral design with double timber doors, light and power.

Front garden and driveway

Private block paved driveway with parking for 2 cars, retaining front wall and established shrub border.

Council tax and EER

Council Tax Band - D
Energy Efficiency Rating (EER) -

Viewing information

BY APPOINTMENT ONLY THROUGH
PUTTERILLS OF HERTFORDSHIRE,
THROUGH WHOM ALL NEGOTIATIONS
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817007.

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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.









