



PUTTERILLS

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54 Broom Grove, Knebworth, SG3 6BQ

**Price £309,950**



## Well presented 2 bedroom end row village house

This well maintained end row house is situated in a convenient turning within easy reach of the mainline rail link to London Kings Cross and the village high street. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance lobby, sitting room and kitchen/dining room. To the first floor there are 2 double bedrooms and a family bathroom. Outside there is a front garden, private rear garden and gate leading to a single garage en bloc to the rear of the property. This property would make an ideal first time or investment buy.

Knebworth village 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 a chemists, post office, library, doctors surgery, 2 dentists, Co-op general store, junior/mixed infant school, churches and a recreational ground with tennis courts, bowling green and childrens 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 and UPVC front door to:

#### Entrance lobby

A handy space with radiator, cupboard housing fuse board, opaque window to the side and glazed door to:

#### Sitting room 19'2 x 11'11 (5.84m x 3.63m)

This sizeable room has a window to the front, coving to ceiling, radiator, telephone point, TV aerial socket and glazed door to:

#### Kitchen/dining room 11'11 x 8'2 (3.63m x 2.49m)

Fitted with a range of beech effect wall and base units and additional larder cupboard with roll top working surfaces above, tiled splashbacks and inset stainless steel single drainer sink with chrome mixer tap. There is a single oven with 4 ring ceramic hob and chimney style extractor fan above together with space and plumbing for a washing machine, dishwasher and fridge freezer. A window overlooks the garden and there is a Baxi wall mounted gas boiler providing for heating and domestic hot water, ceramic floor tiles and a half glazed door to the rear garden.

STAIRCASE WITH TIMBER HANDRAIL FROM SITTING ROOM TO FIRST FLOOR

#### Landing

Hatch to loft and doors to:

#### Bedroom 1 12' x 10'10 (3.66m x 3.30m)

A good size double room with window to the front, radiator, coving to ceiling and TV aerial socket.

#### Bedroom 2 12' x 8'2 (3.66m x 2.49m)

Another good size double room with window to the rear, radiator, coving to ceiling and airing cupboard housing hot water cylinder.

#### Bathroom 8'8 x 4'9 (2.64m x 1.45m)

Fitted with a white suite comprising bath with chrome taps and wall mounted hand held shower attachment, pedestal wash handbasin with chrome taps and close coupled WC. There are half tiled walls with some additional tongue and groove panelling, timber floorboards, radiator, ceiling spotlights and opaque window to the side.

#### Outside

#### Rear garden

A secluded rear garden with paved patio to the rear of the property, retaining wall and steps up to a lawn. The garden is bound by timber fencing with a gate to the side leading to the front garden and an additional gate to the rear leading to the garage block. There is a timber garden shed and outside tap.

#### Front garden

Mainly laid to lawn with a paved path leading to the front door and cupboard housing gas and electric meters.

#### Single garage en bloc

Immediately to the rear of the property on the end of the row with up and over door.

#### Council tax & EER

Council Tax Band C £1,538.00

Energy Efficiency Rating (EER) - D

#### Viewing information

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

#### Please note

##### 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. 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.







